

WELCOME
To a Regular Meeting of the
Coeur d'Alene City Council
Held in the Library Community Room

AGENDA
VISION STATEMENT

Our vision of Coeur d'Alene is of a beautiful, safe city that promotes a high quality of life and sound economy through excellence in government.

The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of Public Hearings. Any individual who wishes to address the Council on any other subject should plan to speak when **Item E - Public Comments** is identified by the Mayor. The Mayor and Council will not normally allow audience participation at any other time.

6:00 P.M.

November 20, 2018

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Pastor Sean McCartin, Life Center CDA

C. PLEDGE OF ALLEGIANCE

D. AMENDMENTS TO THE AGENDA: Any items added less than forty eight (48) hours prior to the meeting are added by Council motion at this time.

E. PUBLIC COMMENTS: (Each speaker will be allowed a maximum of 3 minutes to address the City Council on matters that relate to City government business. Please be advised that the City Council can only take official action this evening for those items listed on the agenda.)

F. PRESENTATION:

1. Kootenai County Transportation System Update

**Presented by: Jody Bieze, Director Kootenai County Grants
Management/Public Transportation**

*****ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

2. 2018-2019 Annual Snow Plan

Presented by: Streets and Engineering Superintendent Tim Martin

G. ANNOUNCEMENTS

1. **City Council**
2. **Mayor**

H. CONSENT CALENDAR: Being considered routine by the City Council, these items will be enacted by one motion unless requested by a Councilmember that one or more items be removed for later discussion.

1. Approval of Council Minutes for the November 6, 2018 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Setting of General Services and Public Works Committees meetings for November 26, 2018 at 12:00 noon and 4:00 p.m. respectively.
5. Approval of Final Plat for SS-18-16, Atlas Waterfront
6. Setting of Public Hearing for December 18, 2018 for A-4-18: A proposed 4.992 acre annexation from County Suburban to City R-1, located at 7610 N. Ramsey Road
Applicant: Lake City Baptist Church
7. **Resolution No. 18-060 -**
 - a. Ratifying an Agreement with JUB for Wastewater GIS services
As Recommended by the Wastewater Superintendent
 - b. Declaring a 1994 Jet/ Vactor Truck and a 1994 sander as surplus from the Streets and Engineering Department
 - c. Declaring a 2006 Ford F350 as surplus from the Fire Department
As Recommended by the Streets and Engineering Superintendent
 - d. Approval of SS-18-10, Patano Estates: Final Plat, Subdivision Improvement Agreement & Security
 - e. Approval of a Professional Services Agreement with Welch Comer & Associates, Inc. for Kathleen Avenue Stormwater Design Phase Services
As Recommended by the City Engineer

I. OTHER BUSINESS:

1. Authority to purchase of two front-end loaders for the Compost Facility.

Staff Report by: Mike Becker, Wastewater Utility Project Manager

***** ACTION ITEMS CONTINUED**

J. PUBLIC HEARINGS:

1. Consider the second amendment to the River District redevelopment plan of the Coeur d'Alene urban renewal agency, doing business as ignite cda; Consider the second amendment to and restated Midtown-Northwest Boulevard downtown urban renewal plan now referred to as the Lake District urban renewal project plan Coeur d'Alene urban renewal agency, doing business as ignite cda; and Consider the urban renewal plan for the Atlas District urban renewal project of the Coeur d'Alene urban renewal agency, doing business as ignite cda.

**Staff Report by: Tony Berns, ignite, CDA Executive Director and
Phil Boyd, President, Welch-Comer**

- a. **Council Bill No. 18-1027** – An Ordinance approving the second amendment to the River District redevelopment plan of the Coeur d'Alene urban renewal agency, doing business as ignite cda
- b. **Council Bill No. 18-1028** – An Ordinance approving the second amendment to and restated Midtown-Northwest Boulevard downtown urban renewal plan now referred to as the Lake District urban renewal project plan Coeur d'Alene urban renewal agency, doing business as ignite cda
- c. **Council Bill No. 18-1029** – An Ordinance approving the urban renewal plan for the Atlas District urban renewal project of the Coeur d'Alene urban renewal agency, doing business as ignite cda

K. ADJOURNMENT

***This meeting is aired live on CDA TV Spectrum Cable Channel 1301
and on Facebook live through the City's Facebook page.***



Coeur d'Alene

CITY COUNCIL MEETING

November 20, 2018

MEMBERS OF THE CITY COUNCIL:

Steve Widmyer, Mayor

Council Members Edinger, English, Evans, Gookin, McEvers, Miller

PRESENTATIONS

Coeur d'Alene City Council Meeting

20 November 2018
Kootenai County Public Transportation Update

Mission

- ▶ To strive for excellence in creating a community mobility system that is efficient, effective, and safe.
- ▶ Pillars of Public Transportation
 - ▶ Access to education and job training
 - ▶ Access to employers
 - ▶ Access to healthcare services
 - ▶ Access to recreation facilities/opportunities

Public Transportation

► Management/Oversight

- Kootenai County is responsible for conducting oversight activities to ensure that subrecipients and contractors of federal funds are in compliance with regulatory and statutory requirements.

► Operations

- Fixed-Route
- Paratransit
- Demand Responsive (Ring-A-Ride)
- Maintenance/Preventive Maintenance

Public Transportation

► Planning

- Financial Planning
- Service Planning

► Security/Bus Safety Program

- Safety Program
 - Comprehensive, collaborative approach to control risk better, detect and correct safety problems earlier, share and analyze safety data more effectively, and measure safety performance.

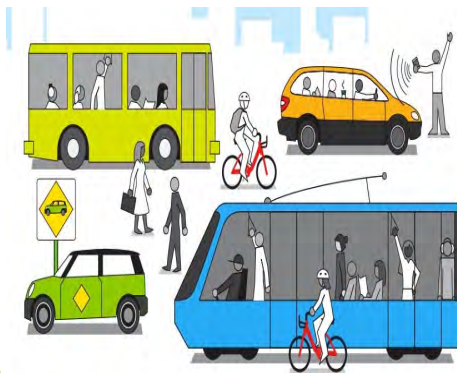
Public Transportation

► Capital

► Transit Asset Management

- Transit Asset Management (TAM) is the strategic and systematic practice of procuring, operating, inspecting, maintaining, rehabilitating, and replacing transit capital assets to manage their performance, risks, and costs over their lifecycles to provide safe, cost-effective, and reliable public transportation.

Service Planning



- Riverstone Transit Center
- Innovative Network Design
- Commuter Routes
- Vanpools, Rideshare, Bikeshare
- On-Demand Transportation
- Electric Buses

Public Transportation System Kootenai County



I'd rather complain
about high gas prices
than take public
transportation.

someecards



Public Transportation



► FY18 Fixed-Route Ridership

- 142,098 Unlinked Passenger Trips
- \$3.56 Average Cost Per Trip

► FY18 Paratransit Ridership

- 10,611 Passenger Trips
- \$26.95 Average Cost Per Trip

► FY18 Ring-A-Ride

- 1,669 Passenger Trips ≥ 65 years old

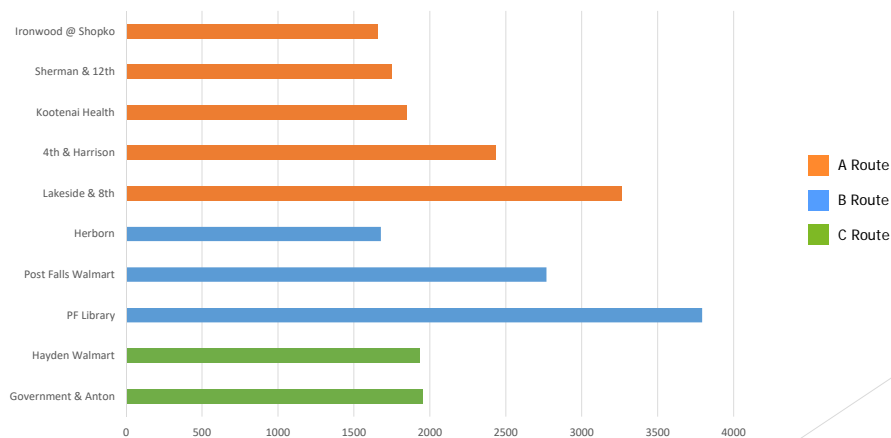
Unlinked Passenger Counts

Feb - Oct 2018

- ▶ **Traveling to Riverstone**
 - ▶ 35,104 unlinked passenger trips
- ▶ **Traveling from Riverstone**
 - ▶ 37,284 unlinked passenger trips
- ▶ **Peak Travel Time**
 - ▶ 12:00PM - 5:00PM
 - ▶ 46% of total passenger trips

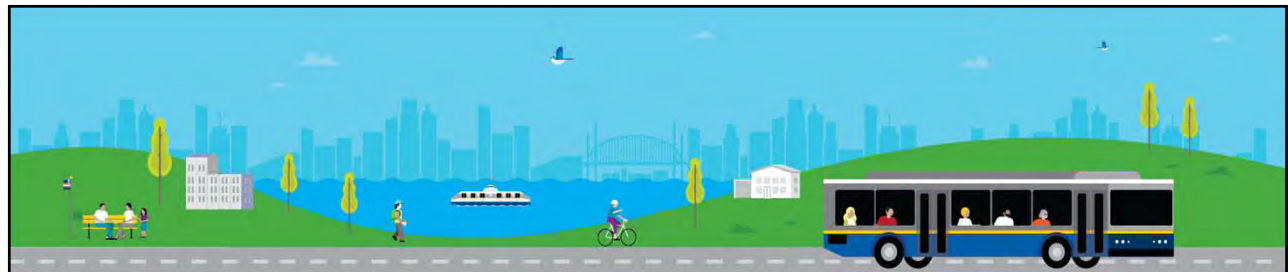
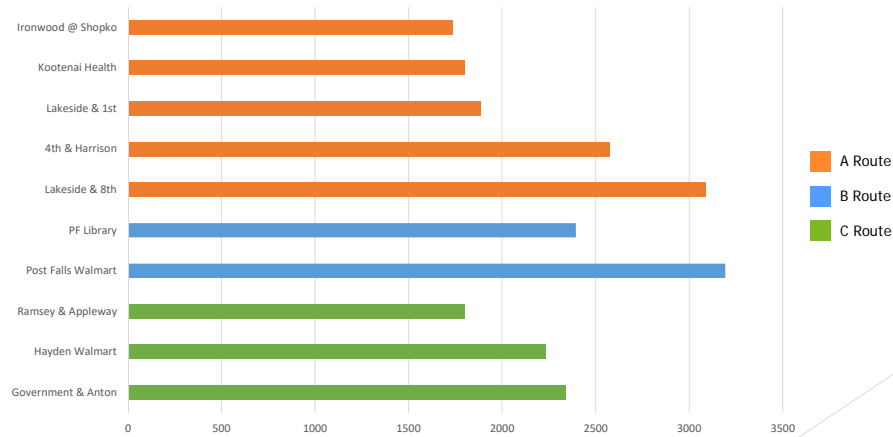
City Link Bus Stops

Top 10 Boarding



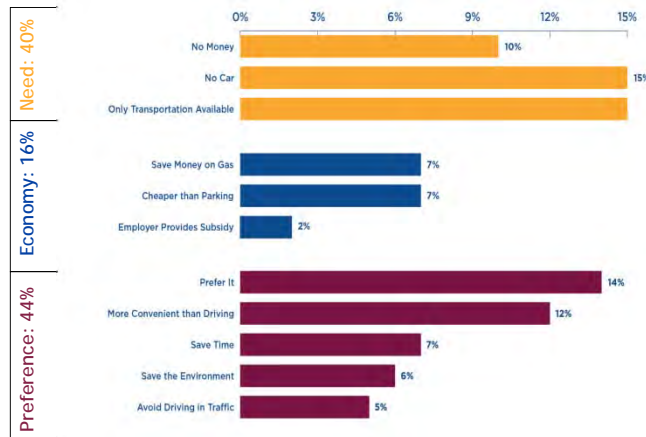
City Link Bus Stops

Top 10 Alighting



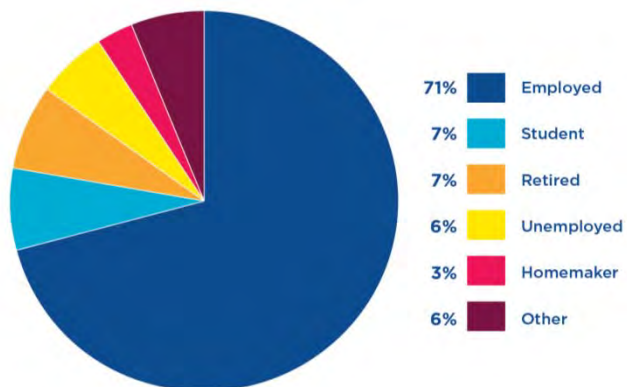
Public Transportation Ridership

National Ridership Profile



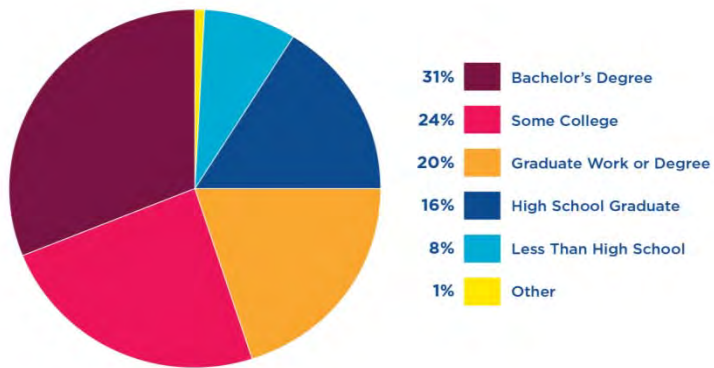
Source: 2017 APTA Fact Book

National Ridership Profile: People



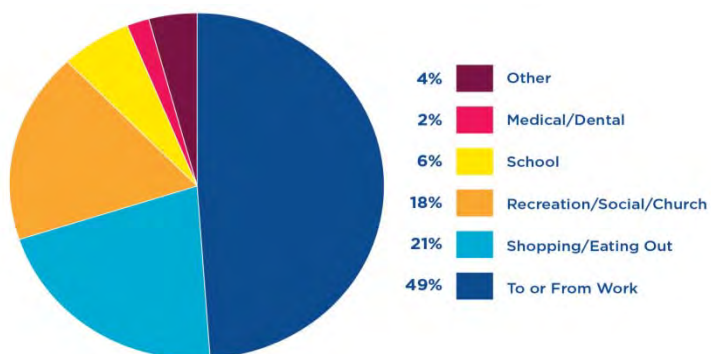
Source: 2017 APTA Fact Book

National Ridership Profile: Education



Source: 2017 APTA Fact Book

National Ridership Profile: Trip Purpose



Source: 2017 APTA Fact Book

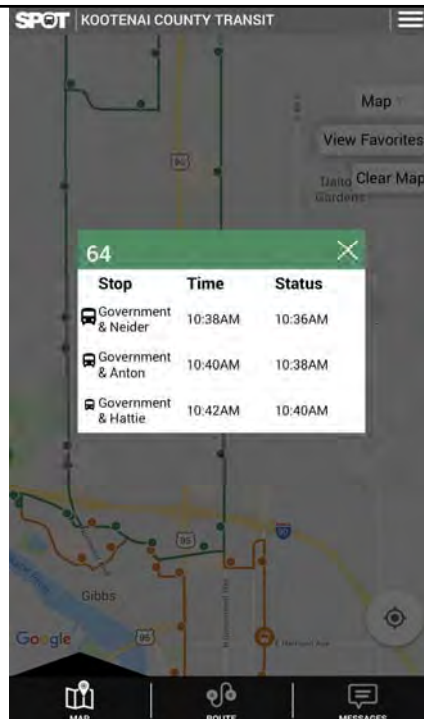
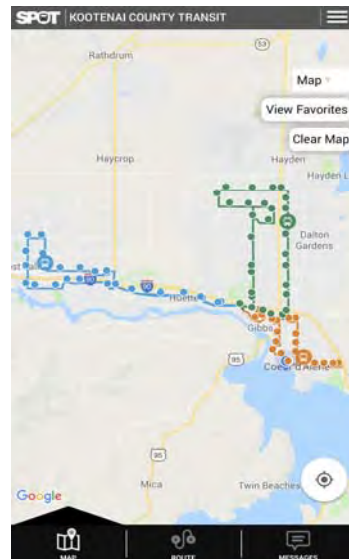
SPOT: Intelligent Transportation System (ITS)



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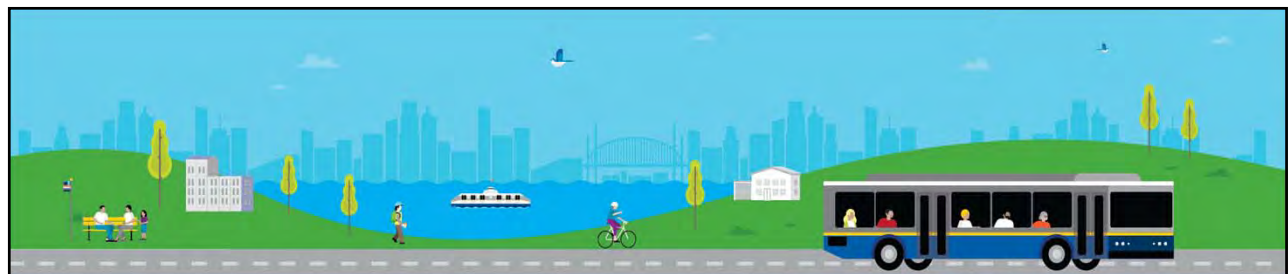
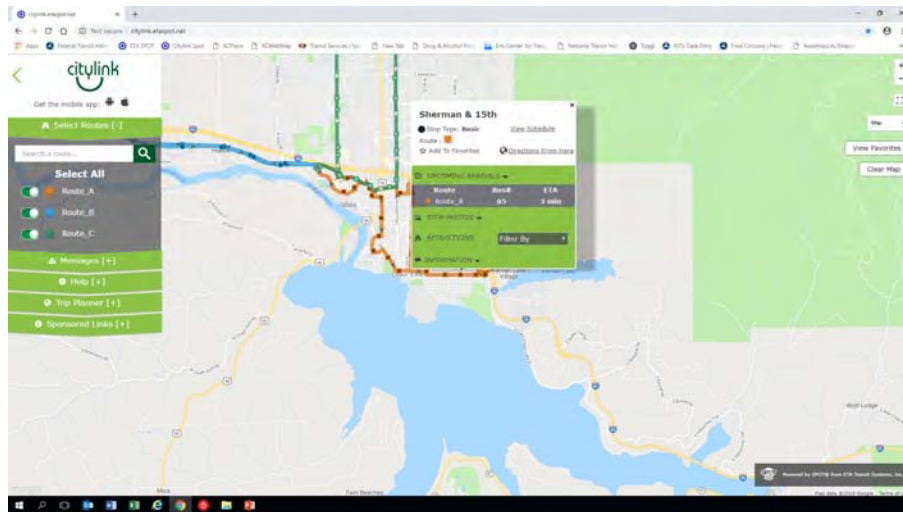


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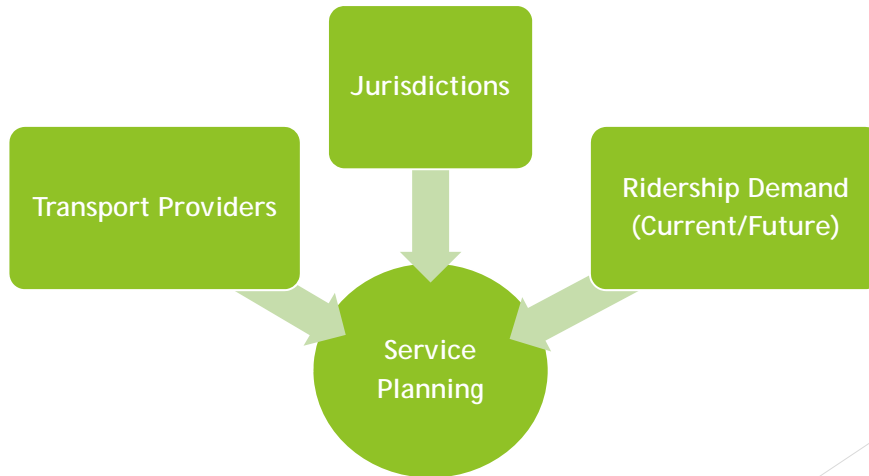
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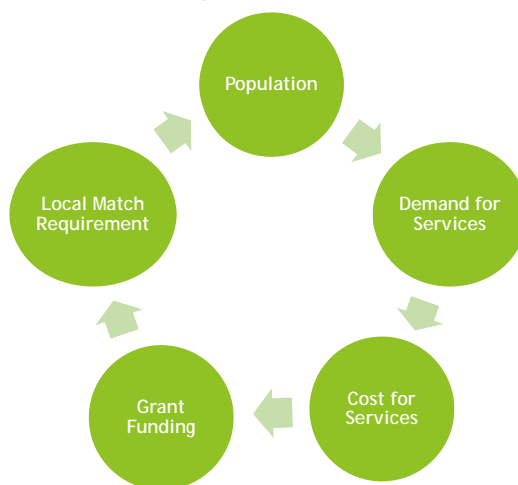


Planning

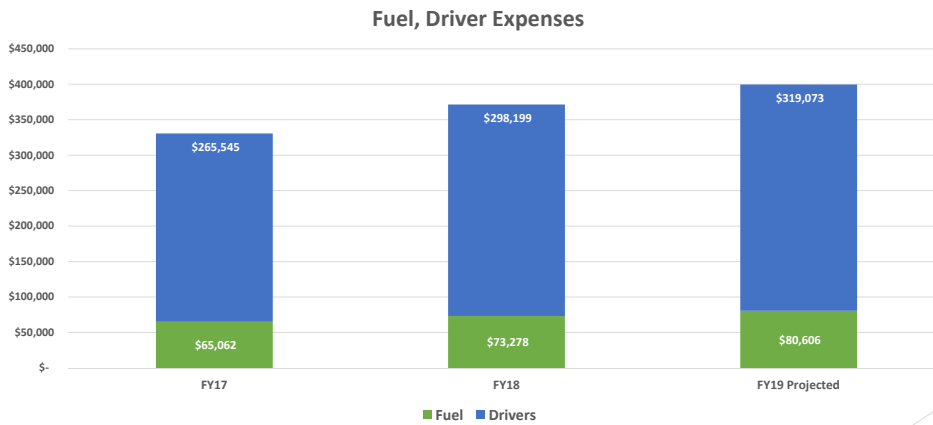
Service Planning



Financial Planning



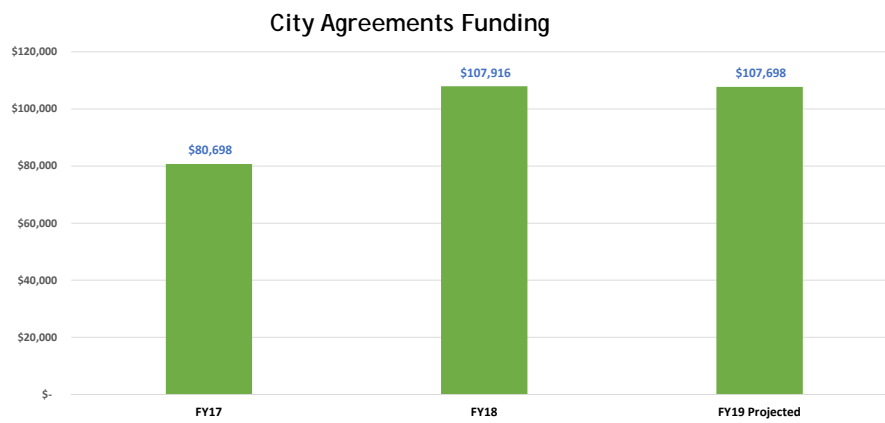
Financial Planning



Revenue

- ▶ Local Match
 - ▶ City Agreements
 - ▶ County Property Tax
- ▶ In Kind Match
 - ▶ County Personnel
 - ▶ Partner Contributions
 - ▶ Volunteers
 - ▶ Donations
- ▶ Fare System

Revenue

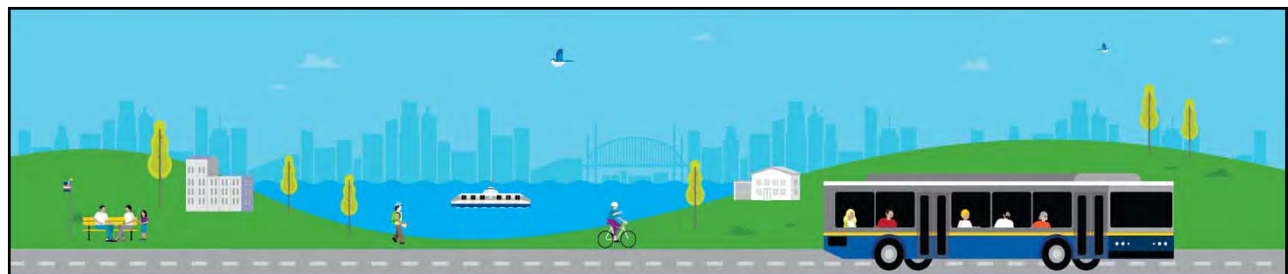


Asset Management



Public Transportation Partnerships: Coordinate, Collaborate, Cooperate

- ▶ Encouraging Innovation
- ▶ Improving State of Good Repair
- ▶ Enhancing Community Engagement
- ▶ Expanding Capacity



Questions

Thank You

CITY COUNCIL STAFF REPORT

DATE: November 6th 2018
FROM: Tim Martin, Director, Streets & Engineering
SUBJECT: 2017- 2018 SNOW PLAN

DECISION POINT:

Staff requests Council approval of the 2018- 2019 Snow Plan.

HISTORY/BACKGROUND:

For many years, the City has published a snow plan that outlines the policies, priorities and operational procedures for the Streets and Engineering Department to follow in responding to snow emergencies. As in previous years, the proposed (draft) 2018- 2019 Snow Plan summary was made available at the Council Mail Room and at the Streets & Engineering Department offices.

FINANCIAL ANALYSIS:

The proposed Snow Plan update is an annual “housekeeping” action that requires between 5 to 10 hours of staff time. Citizens and staff mutually benefit from a clear understanding of city snow removal policies and responsibilities. The Council’s snow removal policies are recorded in the Snow Plan and distributed in various forms such as pamphlets, newspaper articles and made available on the city website. The Snow Plan is one the department’s means of educating the public on city snow removal policies.

PERFORMANCE ANALYSIS:

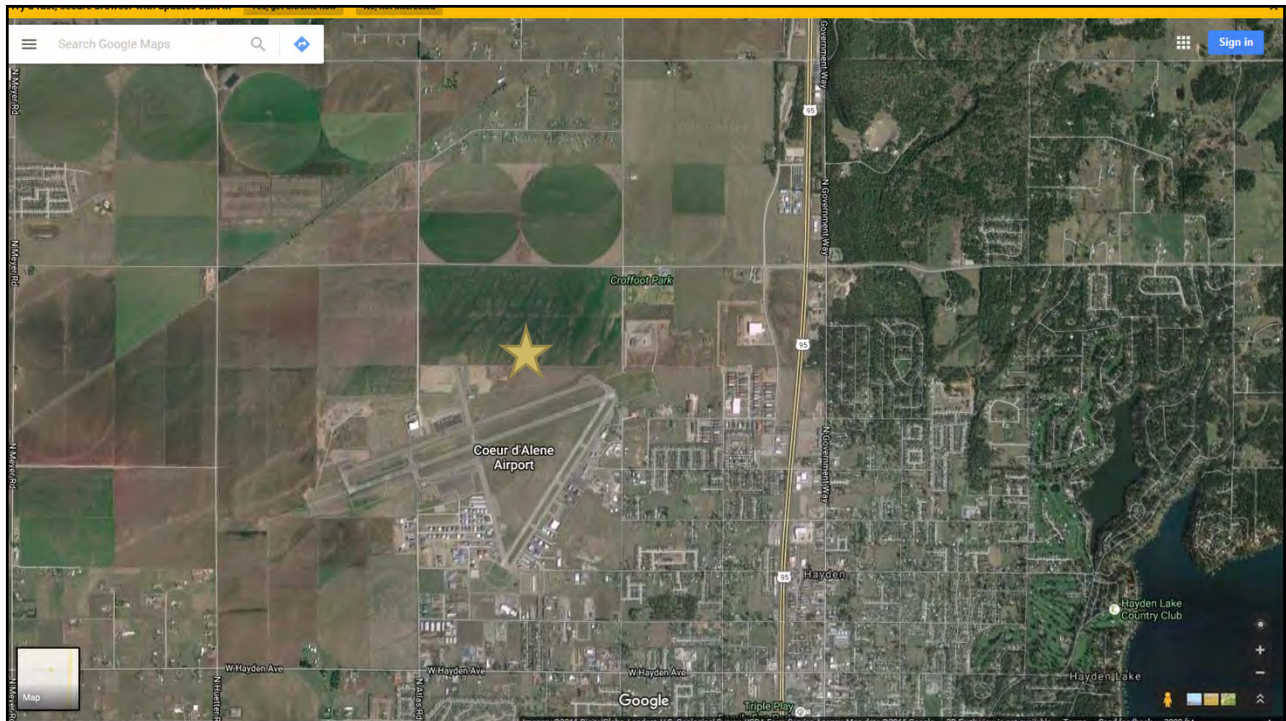
The majority of the policies and procedures outlined in the previous years’ Snow Plan are still considered relevant and are proposed to be continued out as routine operations this year. The overall objective is to continue to provide the citizens with “State of the Art” plow operations and provide unrestricted road surfaces. As the city continues to grow and more streets are extended the citywide plowing completion target will again be 30 hours.

Changes and reminders for the 2018- 2019 snow plan are summarized below:

- Added new and/or extended streets, new subdivisions and cul-de-sacs.
- Added Coeur d’Alene Lake Drive to Silver Beach Road

DECISION POINT/RECOMMENDATION:

Staff requests Council approval of the 2018- 2019 Snow Plan.





2018- 2019 Snow Plan

Highlights - Policy & Procedures:

- Snow is an Emergency Situation
- Plowing Operations: Start with 4-5" Snow on Road, or with 2" on Road and More Expected
- Plowing Accomplished by Priority:
 - ✓ Hospital Access
 - ✓ Major Arterials (e.g., NW Blvd., Ramsey, Appleway, 3rd, 4th)
 - ✓ Steep Hills & Curves (e.g., Cherry Hill, Fernan Hill, Armstrong, Tubbs)
 - ✓ 911 Center (Julia Avenue)
 - ✓ Major Collectors (e.g., 7th, 9th, 11th, Honeysuckle, Margaret, Thomas Lane ect...)
 - ✓ Bus Routes
 - ✓ Residential Streets & Cul-de-Sacs

2018- 2019 Snow Plan

Highlights - Policy & Procedures:

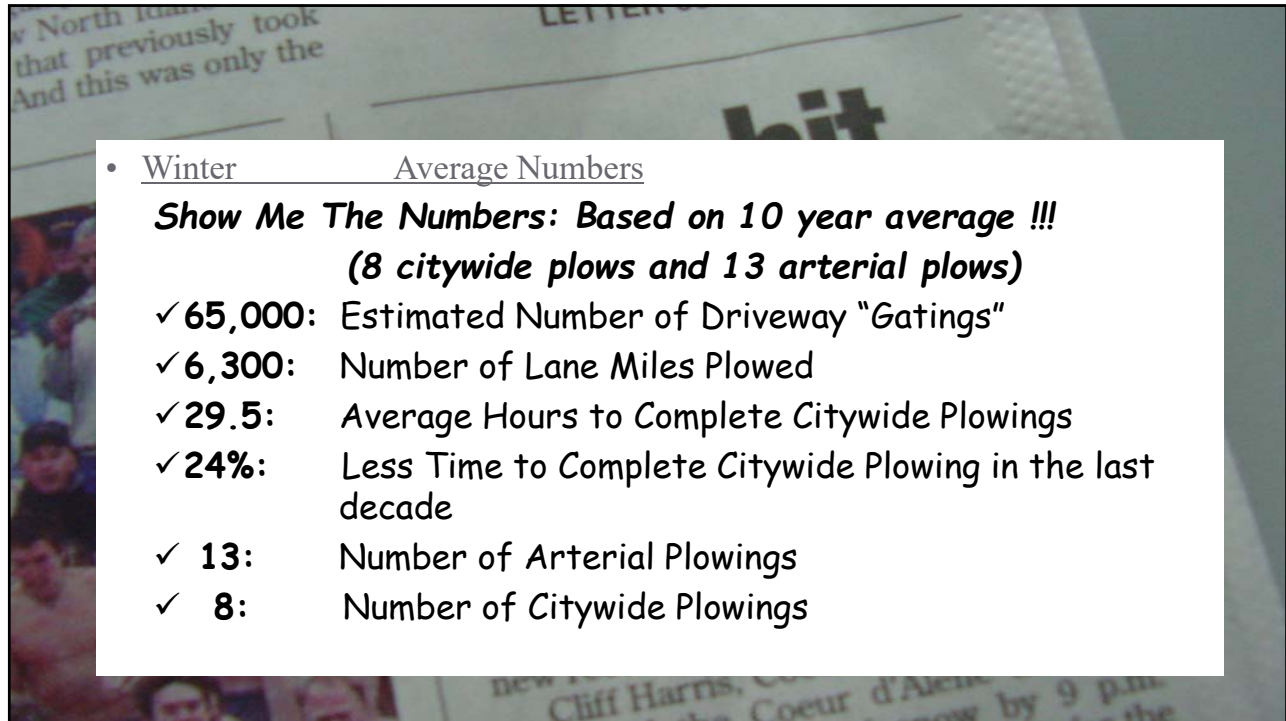
- Completion Goal for a Citywide Plowing is 30 Hours
- Bare Pavement 24/7/365 is Not the Goal
- Snow is Not Plowed from Alleys
- Residents Encouraged to Keep Cars Off Streets after and during a Snowstorm
- Residents Must Clear Sidewalks

Communication, Communication, Communication

- ✓ We Build Strong Relationships with Local Media:
 - Storm Status Email
 - Local TV Announcements & Interviews
- ✓ Website Includes Snow Plan Policy & Plowing Status. Plow updates to be provided on Facebook
- ✓ Local Channel 19
- ✓ Snow Plan Pamphlets Distributed Throughout City (Library, Local Stores, Fire Stations, Police Station)
- ✓ "Snow Line" - Kept Current
- ✓ Human Contact and Immediate Response too many concerns
- ✓ Operator Critiques
- ✓ Process Improvement



The Right Equipment



• Winter Average Numbers

***Show Me The Numbers: Based on 10 year average !!!
(8 citywide plows and 13 arterial plows)***

- ✓ **65,000:** Estimated Number of Driveway "Gatings"
- ✓ **6,300:** Number of Lane Miles Plowed
- ✓ **29.5:** Average Hours to Complete Citywide Plowings
- ✓ **24%:** Less Time to Complete Citywide Plowing in the last decade
- ✓ **13:** Number of Arterial Plowings
- ✓ **8:** Number of Citywide Plowings

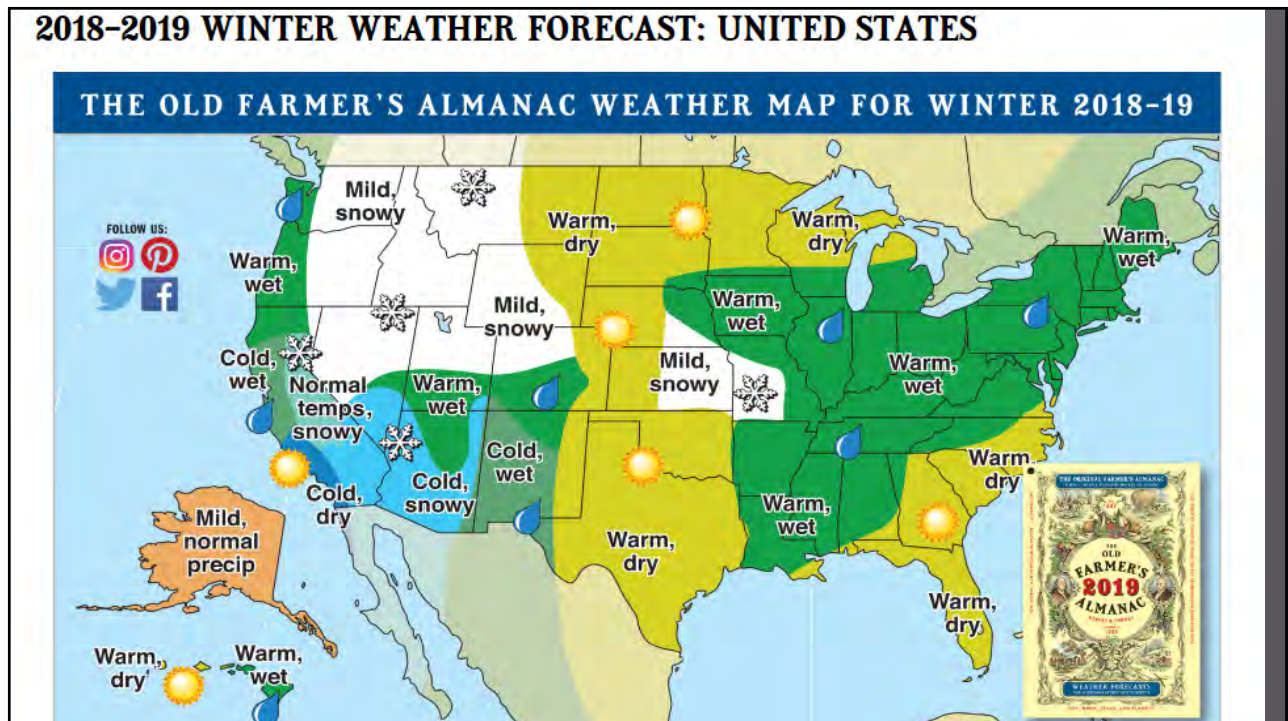


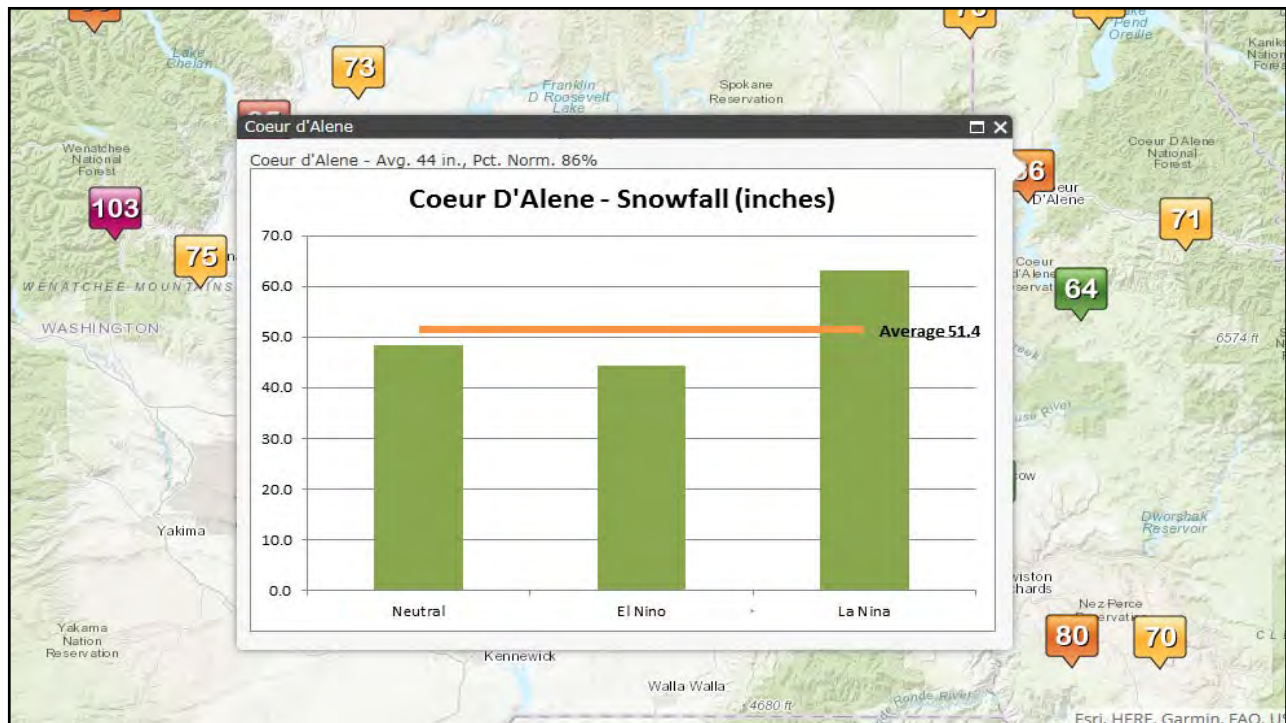
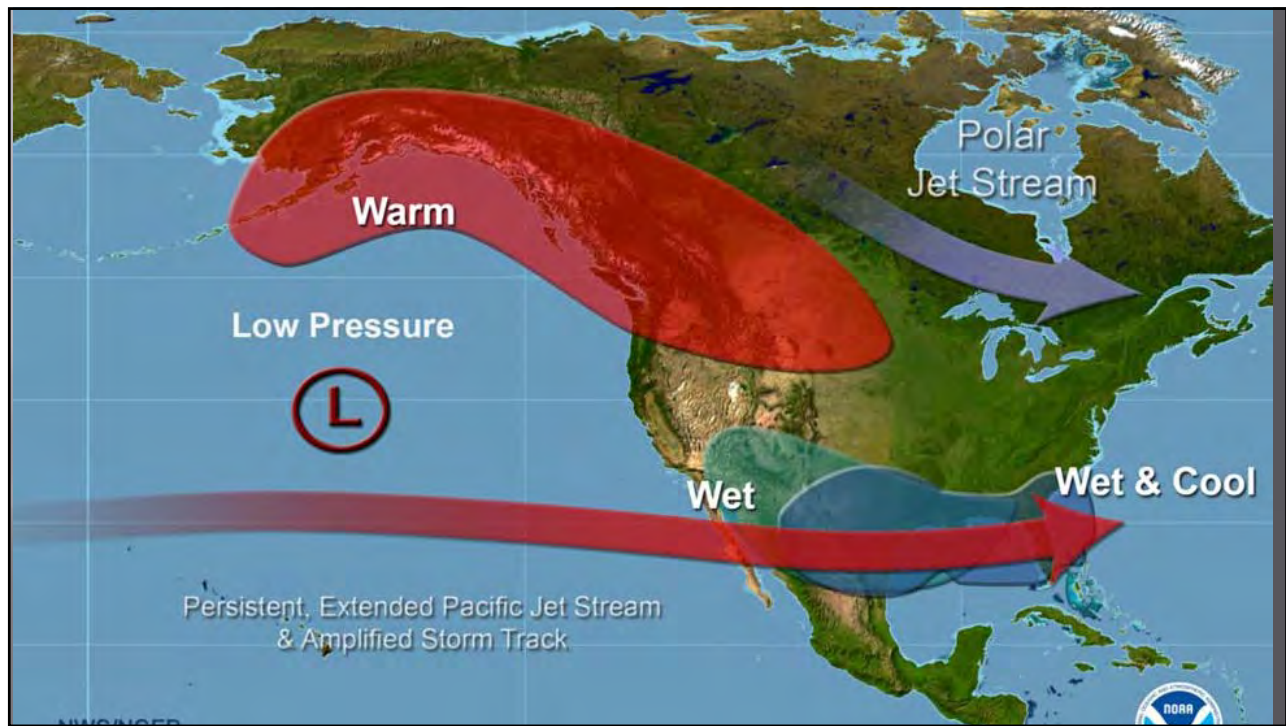
Winter Tips:


- ✓ Despite Best Efforts, Streets Will Be Challenging at Times. Equip Your Vehicle with Winter Tires/Chains.
- ✓ Avoid Travel if You Can on Storm Days. Take Extra Time to Make Your Commute.
- ✓ Keep Cars Off of Street When Plowing is Announced or Anticipated.
- ✓ Clear Sidewalks in a Reasonable Time.
- ✓ Most Importantly - Help a Neighbor Who You Know Could Use Your Help.



2018-2019 WINTER WEATHER FORECAST: UNITED STATES







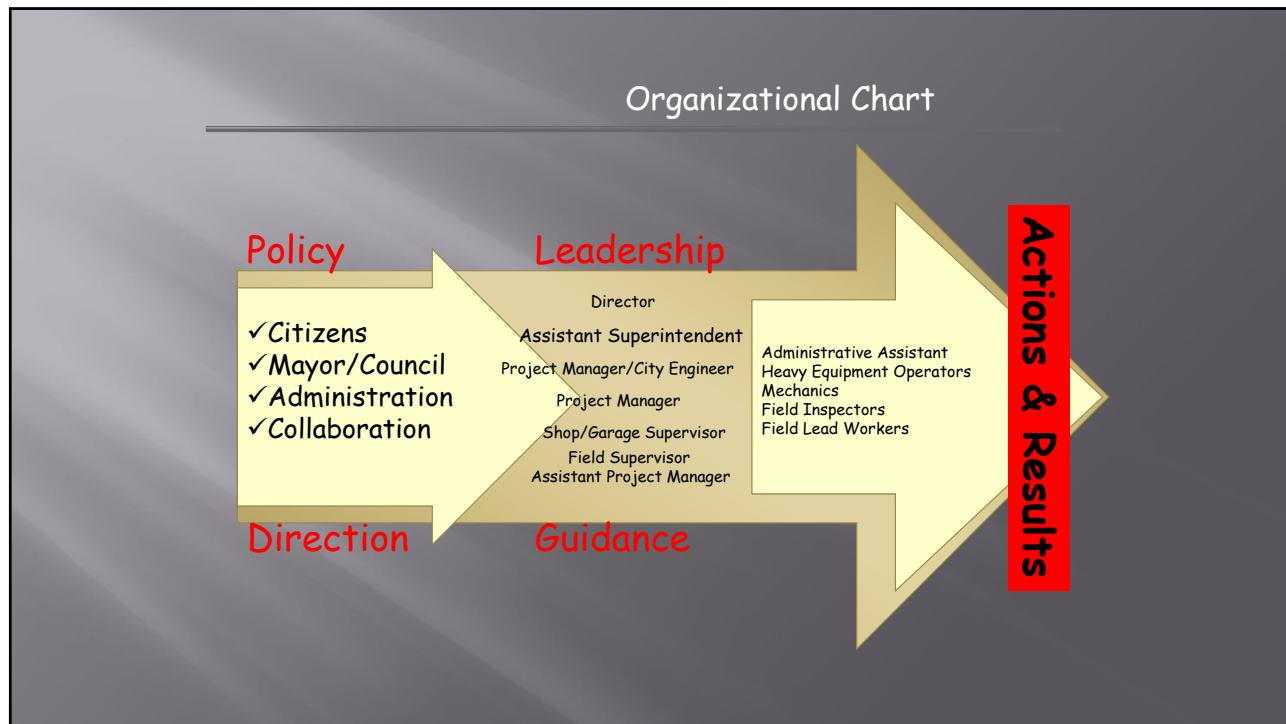
Name the Storm Contest
Fernan Elementary

Theme: City Streets

Appleway
 Best Ave.
 Camden
 Dragonfly
 Elderberry
 Foster
 Gilbert
 Hastings
 Indiana
 Julia
 Kayla
 Lancaster
 Mullan







Customer Service Standards



Standard: Be Available: Real voice 7 am to 3:30 pm M-F
 Calls, emails: try to responded to same day
 Daily reports of major operations to all Communication Outlets
 Avoid passing the Buck !!!- Look for Resolution

ANNOUNCEMENTS

CONSENT CALENDAR

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

NOVEMBER 6, 2018

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room, November 6, 2018 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

CALL TO ORDER: Mayor Widmyer called the meeting to order.

INVOCATION: Retired Pastor Ron Hunter provided the invocation.

PLEDGE OF ALLEGIANCE: Councilmember McEvers led the Pledge of Allegiance.

POLICE BADGE PRESENTATION: Police Chief Lee White presented a view of the different police badge designs from the early 1900-s through today. He provided a photograph of the newly proposed police badges. He noted the reasons for the update are that the badges are being made smaller which causes them to look like security guard badges. Additionally, in the current system, there is a difference from gold and silver based on rank and he would like them to look the same. The cost of the new badge would be \$75.00 per badge; however, they will offer current officers the ability to purchase their old badge for \$65.00, and that revenue will be used to offset the cost of new badges. They assume that most officers will purchase the badges, which would mean approximately \$1,500.00 will be spent for the new badges. Currently they spend approximately \$1,000 a year on replacement and new badges. Chief White noted that the wallet badges updates would be phased in over the years. Mayor Widmyer asked if the K numbers are reused over the years. Chief White noted that all numbers are reused; however, they have retired two numbers; K-27 in memorial of Greg Moore and K-57, in honor of Mike Kralicek.

PUBLIC COMMENTS:

Susan Snedaker, Coeur d'Alene, noted that recent discussions regarding midtown parking brought forward the need to revisit her request for a dark sky ordinance. She would like to see an ordinance disallowing light trespass and the avoidance of commercial lighting spilling into residential neighborhoods. She requested the city ask staff to draft an ordinance, noting that Sun

Valley has adopted an ordinance that has portions that may work for Coeur d'Alene. Councilmember Gookin noted that staff is working on the Comprehensive Plan and felt this would subject could be blend into that document. Ms. Snedaker noted that the ordinances are what counts; the Comprehensive Plan is a guide and requested it be addressed sooner rather than later.

CONSENT CALENDAR: Motion by McEvers, seconded by Miller, to approve the Consent Calendar.

1. Approval of Council Minutes for the October 16, 2018 Council Meeting.
2. Approval of Minutes for the October 22, 2018 General Services Meeting
3. Approval of Bills as Submitted.
4. Setting of General Services and Public Works Committees meetings for Tuesday, November 13, 2018 at 12:00 noon and 4:00 p.m. respectively.
5. **Resolution No. 18-058-** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE, INCLUDING: APPROVAL OF FINAL PLAT, ACCEPTANCE OF AN IMPROVEMENTS, MAINTENANCE AND WARRANTY AGREEMENT, AND APPROVAL OF SECURITY FOR COEUR D'ALENE PLACE 30TH ADDITION (S-1-18); APPROVAL OF A GRANT AWARD AGREEMENT WITH TESH, INC., FOR ENERGY EFFICIENCY IMPROVEMENTS TO BUILDINGS ON ITS MAIN CAMPUS SERVING YOUTH AND ADULTS LIVING WITH DISABILITIES TOTALING \$52,251.00 IN CDBG FUNDING; APPROVAL OF A GRANT AWARD AGREEMENT WITH NORTH IDAHO COLLEGE FOUNDATION, INC., FOR SCHOLARSHIP FOR LMI COEUR D'ALENE RESIDENTS TO ATTEND NIC'S WORKFORCE TRAINING CENTER TOTALING \$42,770.40 IN CDBG FUNDING; APPROVAL OF DECLARATION OF SURPLUS OF UNUSED I.T. EQUIPMENT; APPROVAL OF A LEASE AGREEMENT WITH COEUR D'ALENE PARASAIL AND WATERSPORTS, LLC, FOR USE OF BAYS 4 AND 9 OF THE COMMERCIAL DOCK; AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH THE IDAHO DEPARTMENT OF PARKS AND RECREATION (IDPR) FOR MAINTENANCE OF THE TRAIL AND PARKWAY LOCATED ALONG EAST LAKESHORE DRIVE.

DISCUSSION: Councilmember Gookin noted that concerning the Memorandum of Understanding (MOU) with the Idaho Department of Parks and Recreation, he recently received information regarding trail concerns and asked Mr. Greenwood to clarify the current conditions and maintenance along the shoreline. Mr. Greenwood noted that he reviewed the trail conditions and found one spot in need of repair. Upon discussions with the State Parks Department staff, Randall Butt, they confirmed that the trail is in good condition. There is one location that is in need of a small repair; however, the Street Department Superintendent felt his staff could do a simple curb line fix. In their conversation, Mr. Butt noted that there are other issues that are outside of the City's maintenance area. Mr. Greenwood clarified that the MOU says anything above routine maintenance would be the City's responsibility.

ROLL CALL: Gookin Aye; English Aye; Edinger Aye; Miller Aye; McEvers Aye. **Motion Carried.**

ANNOUNCEMENTS: Councilmember Miller noted that she and Community Planning Director Hilary Anderson worked together with 16 community leaders to explore the performing arts center feasibility study in detail. They are adding an addendum to the study to include additional information. She noted that the NIC's event study would soon be linked in one location on the city's website.

Councilmember Edinger encouraged citizens to get out and vote and noted that the polls are open until 8:00 p.m.

APPOINTMENTS: Mayor Widmyer asked for confirmation of the appointment of Bridget Hill to the Parks and Recreation Commission, Scott Hoskins to the ignite CDA Board and Zach MacKimmie as CDA TV Committee Student Rep Alternate.

MOTION: Motion by Edinger, seconded by Evans, to appoint Bridget Hill to the Parks and Recreation Commission, Scott Hoskins to the ignite CDA Board and Zach MacKimmie as CDA TV Committee Student Rep Alternate. **Motion carried.**

MIDTOWN PARKING STUDY

Councilmember Miller noted that she owns property within the boundary of the study area being discussed tonight; however, there is no conflict of interest.

STAFF REPORT: Community Planning Director Hilary Anderson provided a history of the parking study conducted by Rich & Associates, noting the study area included nine blocks along 4th Street from Foster to Harrison Avenues. They held a public meeting on June 12, 2018 and provided the final report dated September 2018. Some of the report highlights included the finding that the highest parking use area was from Montana Avenue to E. Reid Avenue, with peak occupancy from 11:00 a.m. to 1:00 p.m., and an overall daytime surplus of 435 spaces (88 spaces within the core area). The division of public to privately owned parking is at 65% privately owned, and the study recommends having 50% split between public and privately owned parking. They provided several recommended solutions including improvements to existing public parking (such as lighting, striping), provide more public parking in the Reid to Boise Avenue corridor; improved lighting in alley leading to public parking; create residential parking zone and enforcement; create loading zones for deliveries; marketing of parking lots, and work to identify future public parking lots. Another public meeting was held November 5, 2018 and public input received included more analysis of the maps outlining private and public owned parking distribution throughout the area. Ms. Anderson noted that the next steps include a presentation to ignite CDA, staff development of a mid-town parking plan, then a February presentation to the City Council.

DISCUSSION: Mayor Widmyer noted that the study was good but has some flaws, such as the fact that Safeway is included in the parking surplus; however, he felt it was a good base. He also noted that it is the City's responsibility to protect the residential neighborhoods and believes the

action plans seem achievable. He believes that it will take some time to a 50% private/public parking split, but gives a good future goal. Additionally, he has recruited Captain Hagar to assist with the drafting of the plan. Councilmember McEvers asked about the infill regulations, as we are running out of room and wondered if any changes would be made to the parking requirements in those areas. Ms. Anderson Hilary include that parking is included in the infill zone; however, the goal is to not over require parking to the point it is a deterrent to development, rather to seek a balance. Councilmember McEvers ask if the city has a 50/50 of parking in downtown. Ms. Anderson felt that it would be very close with the new parking facility. Mayor Widmyer noted that there are opportunities to reconstruct the midtown public parking lot to add more spaces. Councilmember Miller asked how far into the future would the plan look and how long they feel it would take to achieve the 50/50 public/private parking mix. Ms. Anderson noted that the study is for a 5-10 year period and that staff can look longer if council wants. The Comprehensive Plan is a 20-year plan and will have more focus on neighborhoods and commercial districts. Councilmember English felt that the public meeting held last night included a good process of soliciting input. He felt that on paper the parking surplus looks different from what it feels like for those people who live in the neighborhood and feels there are opportunities for parking improvements in the area. Councilmember Gookin noted that he has three issues that should be addressed including public parking lots marketing; restricting parking within neighborhoods; and creating loading zones and determining how to get delivery trucks to adhere to them.

MOTION: Motion by Evans, seconded by English, to direct staff to develop a Parking Plan for Midtown. **Motion carried.**

RESOLUTION NO. 18-059

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A DESIGN, FABRICATION AND INSTALLATION SERVICES AGREEMENT WITH DAVID BOYER FOR THE SELTICE WAY "SWIMMING WITH FRIENDS" AND "SOARING WITH FRIENDS" ARTWORKS.

STAFF REPORT: City Administrator Troy Tymesen noted that a national request for art proposals opened on March 26, 2018. The City received a total 130-artist qualification submissions through an online system called CallforEntry.org (CaFE) and after initial review, the artists who met the minimum qualifications were narrowed down to 97 artists. The selection committee consisted of seven voting members, who narrowed the selection down to six finalists. The finalists were requested to prepare proposals, budgets and maquettes. The artist finalists were Wenxia Zhang, David Boyer, Allen & Mary Dee Dodge, Ilan Averbuch, John Davis, and Ken McCall. Each artist was provided with a proposal preparation fee of \$1,000, and the maquettes and proposals were due by August 17, 2018. After receipt of the maquettes by the City, they were placed on display in three separate locations (City Hall, Coeur d'Alene Public Library, and the Kroc Center), for a period of approximately one week in each location, to allow for public comment. Over 1,100 public comments were received and the comments were overall extremely positive. Following the close of the public comment period, the selection committee

met again on October 1, 2018 to review the public comments and other considerations. Also in attendance at that meeting was Matt Gibb, of Welch Comer Engineers, the designer of the roundabouts, who was available to answer engineering-related questions. Skype interviews with each artist were conducted and the artists were asked about their experience and their vision for the Seltice Way Roundabouts. The rating score sheets were tallied, and the high score was received by artist David Boyer, of Reno, NV, and his art proposals entitled “Swimming with Friends” and “Soaring with Friends.” The selection committee was especially impressed with Mr. Boyer’s Skype interview, the research he conducted on the project, and the extremely positive responses received from his previous project references. Public comments received for Mr. Boyer’s maquettes were also very positive, and his proposal came in as one of the top three favorites. The recommendation of the selection committee was then presented to the Arts Commission at their meeting on October 23, 2018. The Commission voted unanimously to accept the recommendation of the selection committee, with a couple minor amendments regarding kinetics and that the bird piece look more like a bird than a plane, which the artist was amenable to. The Commission recommends that Council approve a contract with David Boyer for “Swimming with Friends” and “Soaring with Friends” in the amount of \$160,000. Pursuant to the Request for Qualifications timeline, the artwork would be scheduled for completion and installation in May or June of 2019.

DISCUSSION: Mayor Widmyer noted that there has been a lot of public input and staff work on this process and expressed appreciation to all. Councilmember Evans thanked the Committee for their dedication to reviewing the pieces and sitting through Skype interviews of artist. She thanked Teresa Runge, who led the project, for her time and being extremely thorough.

MOTION: Motion by Miller, seconded by Evans, to approve the **Resolution No. 18-059**, approving a Contract with David Boyer for public art on the Seltice Way Roundabouts.

ROLL CALL: English Aye; Edinger No; Evans Aye; Miller Aye; McEvers Aye; Gookin Aye.
Motion carried.

(LEGISLATIVE PUBLIC HEARING) A-3-18: A PROPOSED 7.18 ACRE ANNEXATION FROM COUNTY AGRICULTURAL TO CITY R-8, LOCATED AT: 2008, 1950 & 1914 PRAIRIE AVENUE APPLICANT: COEUR D’ALENE SCHOOL DISTRICT 271

STAFF REPORT: Senior Planner Sean Holm explained that Coeur d’Alene School District 271 is requesting annexation of 7.18 acres from County Agricultural to City R-8 (Residential 8 units/acre) zoning on the property located at 2008, 1950 & 1914 Prairie Avenue. Mr. Holm noted that the reason for the request is to build a school in the fast growing area of the community. The Planning Commission heard the request for special use permit for community education and it was approved. Mr. Holm noted that there are four findings required for this annexation as follows: that the request is or is not in conformance with the Comprehensive Plan; that public facilities and utilities are or are not available and adequate for the proposed use; that

the physical characteristics of the site do or do not make it an acceptable request at this time; and that the proposal would or would not adversely affect the surrounding neighborhood. He presented the surrounding zoning, land uses, and applicable Comprehensive Plan objectives and provided staff input regarding the finding categories. He noted that staff recommends the annexation agreement include language to confirm the entities described within this staff report, including but not limited to: Lakes Highway District, Hayden Lake Irrigation (HLID), and the developer of Vista Meadows & CDA Place, provide assurance that their needed services and access are in place to ensure a high quality and safe asset for the School District and the citizens of Coeur d'Alene. He noted that the access off Prairie Avenue was intended to emergency services access and/or deliveries and could be redesigned to meet those needs elsewhere.

DISCUSSION: Councilmember Gookin asked if there are any other planned street accesses on the property. Mr. Holm noted that Moselle Avenue would be the access road, which will be across Prairie Avenue and aligns with Vantage Drive in Hayden. Then the south entrance would be created as Coeur d'Alene Place develops to the north. Councilmember Gookin noted that there was concern regarding Lakes Highway District having issue with access to Prairie Avenue and he noted that he spoke to the School Superintendent and the Lakes Highway District Commissioners, as it is a big deal and will likely be in the paper tomorrow. Councilmember Edinger asked if there would be any signal installed with the project. Mr. Holm noted that the City is not requiring one but the Highway District would have jurisdiction on Prairie Avenue.

APPLICANT: The Clerk swore in the applicant's representative. Attorney Megan O'Dowd spoke on behalf of the school district and provided an area map explaining the location of the future development. She noted that the voters have already approved the bonding for the funding of the construction of the elementary school. She reiterated the available public facilities and utilities within the area. Ms. O'Dowd said that the School District would continue to meet with the Lakes Highway District and work on issues regarding Prairie Avenue access and street light needs. The Vista Meadows subdivision is required to bring in public improvements through prior to development of the subdivision. She reviewed the roadway site plan for the Vista Meadows development and noted that the proposed use would be consistent with the surrounding neighborhoods.

DISCUSSION: Councilmember McEvers asked if the only access to the School would be coming through a subdivision. Ms. O'Dowd confirmed that the primary access will not be off Prairie Avenue and that they only envisioned that access as a service access with right in right out only. Councilmember McEvers felt that access through the subdivision does not look right. Councilmember Gookin explained that the issue is that a traffic signal on Prairie Avenue would be a major impact, even though it is a major arterial, as when traffic is rerouted from I-90 for whatever reason it would go to Prairie Avenue. Prairie moves traffic efficiently east to west and if another signal is install it would be 1,600 feet from Ramsey and would affect traffic. Councilmember Gookin noted that Prairie Avenue is an \$11 Million investment and it would need careful consideration for another signal. Mayor Widmyer clarified that the issue of the signal is not within the City's purview.

PUBLIC TESTIMONY: The Mayor opened the meeting for additional public comment. There was none, so public comment was closed.

MOTION: Motion by McEvers, seconded by Gookin to approve A-3-18: A proposed 7.18 acre Annexation from County Agricultural to City R-8, located at: 2008, 1950 & 1914 Prairie Avenue Applicant: Coeur d'Alene School District 271, to direct staff to negotiate an annexation agreement, and to develop the necessary Findings and Order.

ROLL CALL: Edinger Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin Aye; English Aye.
Motion carried.

(LEGISLATIVE PUBLIC HEARING) V-18-06; VACATION OF RIGHT-OF-WAY, ADJOINING LOTS 1-3, BLOCK 1, BOOTHE ADDITION, CITY OF COEUR D'ALENE

STAFF REPORT: Engineering Project Manager Dennis Grant explained that the applicant, Shelley R. Bruna, Trustee for the Ralph Rudolph Rash Irrevocable Trust, is requesting the vacation of a portion of Annie Avenue right-of-way that adjoins the northerly boundary of the property located at 1941 N. 9th Street. The requested right-of-way was originally dedicated to the City of Coeur d'Alene in the Borah Third Addition plat in 1954. The purpose of this request is to vacate the unused street right-of-way. Annie Avenue is a dead-end street that was cut off when Interstate 90 was built. It is unimproved and not needed by the City as there is no foreseeable use for this additional right-of-way. Therefore, the vacation of this portion of street right-of-way adjoining this lot would not impact the City and would be a benefit to the property owner. Mr. Grant noted that he sent out 33 notices and received three responses with one opposed and two neutral.

PUBLIC TESTIMONY: The mayor opened the meeting for public comment.

Jackie Foster noted that she owns Lot 12 in the Booth Addition and expressed concern that their neighbor to the north thought she would be given half of the vacation when this request was made. Mr. Grant explained that last year Carolyn Curtis asked for a vacation for a triangle piece that was a portion of alley and Annie Avenue. He spoke with her today and she expressed that she did not want to take half of the parcel near her property, as there was a verbal agreement between the parties that she would get the triangle and they would get this vacated piece.

Roger Foster asked if Annie Avenue was vacated, would he lose access. Mr. Grant confirmed there would still be access via Annie Avenue.

COUNCIL BILL NO. 18-1025

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, VACATING A PORTION OF ANNIE AVENUE RIGHT-OF-WAY, ACCORDING TO THE PLAT OF BORAH THIRD ADDITION, RECORDED IN BOOK D, PAGE 52 IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, GENERALLY DESCRIBED AS THAT PORTION OF THE ANNIE AVENUE RIGHT-OF-WAY ADJOINING THE NORTH LINE OF LOT 1, BLOCK 1, BOOTH ADDITION IN THE CITY OF COEUR D'ALENE LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE,

KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 18-1025** once by title only.

ROLL CALL: Miller Aye; McEvers Aye; Gookin Aye; English Aye; Edinger Aye; Evans Aye. **Motion carried.**

MOTION: Motion by McEvers, seconded by Evans, to adopt **Council Bill 18-1025**.

ROLL CALL: Miller Aye; McEvers Aye; Gookin Aye; English Aye; Edinger Aye; Evans Aye. **Motion carried.**

(LEGISLATIVE PUBLIC HEARING) V-18-08, VACATION OF RIGHT-OF-WAY, SELTICE WAY, ADJOINING A PORTION OF GOV'T LOTS 1 & 2 AND THE NE ¼ OF SEC. 10, T. 50 N., R. 4 W. IN THE CITY OF COEUR D'ALENE

STAFF REPORT: Mr. Grant explained that the applicant, City of Coeur d' Alene and Ignite CDA, are requesting the vacation of right-of-way along the south side of Seltice Way, East of Atlas Road. The four (4) lane divided highway known as Seltice Way was originally constructed in 1926 as US Highway 10, with the portion from Coeur d' Alene to the Idaho/Washington boundary being replaced by I-90 in 1971. The right-of-way width adjoin the subject property varies in width from +/- 260'. The purpose of this request is to vacate the unused portion of right-of-way along the south side of Seltice Way, East of Atlas Road. Seltice Way was recently reconstructed, widened and rebuilt. As part of this construction, a bike path was added along the south side of Seltice Way. The applicants are proposing to vacate a portion of Seltice Way, which is 2 feet south of the current trail. The request would not have any impact on future expansion of the Seltice Way corridor since the current project is almost complete and does not have any financial impact to the City. He noted that he sent out 23 notices and received zero return comments.

PUBLIC TESTIMONY: The mayor opened the meeting for public comment. There was none, so public comment was closed.

COUNCIL BILL NO. 18-1026

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, VACATING A PORTION OF SELTICE WAY RIGHT-OF-WAY, GENERALLY DESCRIBED AS A PARCEL OF LAND ADJOINING THE NORTHERLY BOUNDARY OF GOVERNMENT LOTS 1 AND 2 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE

PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE
HEREOF.

MOTION: Motion by McEvers, seconded by Edinger, to dispense with the rule and read
Council Bill No. 18-1026 once by title only.

ROLL CALL: Miller Aye; McEvers Aye; Gookin Aye; English Aye; Edinger Aye; Evans Aye.
Motion carried.

MOTION: Motion by McEvers, seconded by English, to adopt **Council Bill 18-1026**.

ROLL CALL: Miller Aye; McEvers Aye; Gookin Aye; English Aye; Edinger Aye; Evans Aye.
Motion carried.

ADJOURNMENT: **Motion** by McEvers, seconded by Miller that there being no other business
this meeting be adjourned. **Motion carried.**

The meeting adjourned at 7:52 p.m.

ATTEST:

Steve Widmyer, Mayor

Renata McLeod, CMC, City Clerk

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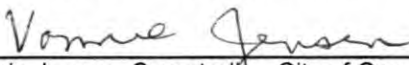
NOV 9 2018

CITY OF COEUR D'ALENE
Treasurer's Report of Cash and Investment Transactions

CITY CLERK

FUND	BALANCE 9/30/2018	RECEIPTS	DISBURSE- MENTS	BALANCE 10/31/2018
<u>General-Designated</u>	\$1,669,473	\$29	\$6,382	\$1,663,120
<u>General-Undesignated</u>	9,686,107	8,596,467	8,782,308	9,500,266
<u>Special Revenue:</u>				
Library	235,401	12,614	144,324	103,691
CDBG	15,729		2,609	13,120
Cemetery	44,823	28,277	21,407	51,693
Parks Capital Improvements	730,535	59,389	125,643	664,281
Impact Fees	3,118,493	48,780		3,167,273
Annexation Fees	304,647	577	286,000	19,224
Cemetery P/C	1,502,430	22,355	22,164	1,502,621
Jewett House	37,045	1,684	1,644	37,085
Reforestation	29,376	55	160	29,271
Street Trees	190,613	7,261	5,800	192,074
Community Canopy	3,292	6		3,298
Public Art Fund	54,341	31,262	31,191	54,412
Public Art Fund - ignite	632,903	1,199	7,800	626,302
Public Art Fund - Maintenance	98,948	187	36	99,099
<u>Debt Service:</u>				
2015 G.O. Bonds	67,516	1,686		69,202
<u>Capital Projects:</u>				
Street Projects	398,794	10,787		409,581
Riverstone Mill Site Project	336			336
<u>Enterprise:</u>				
Street Lights	64	114,375	10,642	103,797
Water	2,790,947	1,144,200	485,493	3,449,654
Water Capitalization Fees	6,460,147	172,934		6,633,081
Wastewater	6,973,174	2,118,376	772,383	8,319,167
Wastewater-Reserved	1,203,681	27,500		1,231,181
WWTP Capitalization Fees	1,556,142	205,113	18,104	1,743,151
WW Property Mgmt	60,668			60,668
Sanitation	1,524,763	387,730	593,601	1,318,892
Public Parking	392,406	40,091	17,056	415,441
Drainage	1,168,481	95,026	44,832	1,218,675
Wastewater Debt Service	1,040,478	1,970		1,042,448
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	227,654	245,271	227,654	245,271
LID Advance Payments	-			-
Police Retirement	1,084,121	14,177	30,453	1,067,845
Sales Tax	1,741	2,503	1,741	2,503
BID	205,772	8,227		213,999
Homeless Trust Fund	342	420	342	420
GRAND TOTAL	\$43,511,382	\$13,400,528	\$11,639,769	\$45,272,141

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


 Vonnie Jensen, Comptroller, City of Coeur d'Alene, Idaho

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
ONE MONTH ENDED
October 31, 2018

RECEIVED

NOV 9 2018

CITY CLERK

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 10/31/2018	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$253,438	\$15,997	6%
	Services/Supplies	11,400	(89)	-1%
Administration	Personnel Services	299,969	14,821	5%
	Services/Supplies	20,200		
Finance	Personnel Services	683,971	52,983	8%
	Services/Supplies	498,800	204,898	41%
Municipal Services	Personnel Services	1,236,651	100,400	8%
	Services/Supplies	644,479	56,946	9%
	Capital Outlay			
Human Resources	Personnel Services	312,985	20,691	7%
	Services/Supplies	74,125	345	0%
Legal	Personnel Services	1,178,684	95,373	8%
	Services/Supplies	53,253	1,961	4%
Planning	Personnel Services	594,382	47,025	8%
	Services/Supplies	133,600	14,643	11%
	Capital Outlay			
Building Maintenance	Personnel Services	378,357	28,799	8%
	Services/Supplies	157,475	5,212	3%
	Capital Outlay	17,000		
Police	Personnel Services	13,247,773	1,369,836	10%
	Services/Supplies	1,309,691	13,399	1%
	Capital Outlay			
Fire	Personnel Services	9,439,387	684,690	7%
	Services/Supplies	607,909	7,379	1%
	Capital Outlay			
General Government	Services/Supplies	800	(209)	-26%
	Capital Outlay	86,050	86,050	100%
Byrne Grant (Federal)	Services/Supplies			
	Capital Outlay			
Police Grants	Personnel Services	115,292	4,231	4%
	Services/Supplies			
CdA Drug Task Force	Services/Supplies	40,000		
	Capital Outlay	60,000		
Streets	Personnel Services	2,990,394	240,240	8%
	Services/Supplies	1,694,650	11,851	1%
	Capital Outlay	241,500	39,165	16%
Parks	Personnel Services	1,553,223	126,154	8%
	Services/Supplies	583,350	8,644	1%
	Capital Outlay	165,000		

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
ONE MONTH ENDED
October 31, 2018

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 10/31/2018	PERCENT EXPENDED
Recreation	Personnel Services	550,643	39,960	7%
	Services/Supplies	191,780	1,551	1%
	Capital Outlay	20,000		
Building Inspection	Personnel Services	886,775	67,266	8%
	Services/Supplies	39,410	1,125	3%
	Capital Outlay	33,935		
Total General Fund		<u>40,406,331</u>	<u>3,361,337</u>	<u>8%</u>
Library	Personnel Services	1,322,388	109,548	8%
	Services/Supplies	222,000	17,667	8%
	Capital Outlay	180,000	13,132	7%
CDBG	Services/Supplies	408,854	1,673	0%
Cemetery	Personnel Services	202,455	10,515	5%
	Services/Supplies	102,500	2,918	3%
	Capital Outlay	85,000		
Impact Fees	Services/Supplies	521,500		
Annexation Fees	Services/Supplies	286,000	286,000	100%
Parks Capital Improvements	Capital Outlay	131,500	50,271	38%
Cemetery Perpetual Care	Services/Supplies	207,000		
Jewett House	Services/Supplies	30,955	79	0%
Reforestation	Services/Supplies	8,000		
Street Trees	Services/Supplies	100,000	5,800	6%
Community Canopy	Services/Supplies	2,000	353	18%
Public Art Fund	Services/Supplies	348,500	38,000	11%
		<u>4,158,652</u>	<u>535,956</u>	<u>13%</u>
Debt Service Fund		<u>876,931</u>		

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
ONE MONTH ENDED
October 31, 2018

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 10/31/2018	PERCENT EXPENDED
Seltice Way	Capital Outlay			
Seltice Way Sidewalks	Capital Outlay	72,000		
Traffic Calming	Capital Outlay	40,000		
Govt Way - Hanley to Prairie	Capital Outlay			
Fastlane Project	Capital Outlay			
Medina Avenue	Capital Outlay			
Kathleen Avenue Widening	Capital Outlay	360,000		
Margaret Avenue	Capital Outlay			
Garden Avenue signal	Capital Outlay			
4th and Dalton	Capital Outlay	50,000		
US 95 Upgrade	Capital Outlay	30,000		
15th Street	Capital Outlay	25,000		
Ironwood	Capital Outlay			
Downtown Signal Imprvmnts	Capital Outlay	154,000		
Riverstone Mill Site	Capital Outlay			
		<u>731,000</u>		
Street Lights	Services/Supplies	650,050	2,640	0%
Water	Personnel Services	2,073,534	160,339	8%
	Services/Supplies	4,580,300	61,477	1%
	Capital Outlay	5,543,500	22,355	0%
Water Capitalization Fees	Services/Supplies	1,700,000		
Wastewater	Personnel Services	2,793,403	216,169	8%
	Services/Supplies	6,562,993	48,057	1%
	Capital Outlay	8,224,700	12,200	0%
	Debt Service	2,178,563		
WW Capitalization	Services/Supplies	1,000,000		
Sanitation	Services/Supplies	4,154,083	308,137	7%
Public Parking	Services/Supplies	289,880	10,004	3%
	Capital Outlay		(450)	
Drainage	Personnel Services	115,166	8,963	8%
	Services/Supplies	764,458	2,876	0%
	Capital Outlay	920,000		
Total Enterprise Funds		<u>41,550,630</u>	<u>852,767</u>	<u>2%</u>
Kootenai County Solid Waste		2,600,000		
Police Retirement		180,760	14,605	8%
Business Improvement District		176,000		
Homeless Trust Fund		5,200		
Total Fiduciary Funds		<u>2,961,960</u>	<u>14,605</u>	<u>0%</u>
TOTALS:		<u>\$90,685,504</u>	<u>\$4,764,665</u>	<u>5%</u>

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Vonnie Jensen

Vonnie Jensen, Comptroller, City of Coeur d'Alene, Idaho

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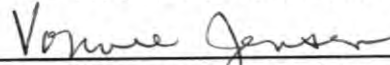
NOV 9 2018

CITY CLERK

City of Coeur d Alene
Cash and Investments
10/31/2018

Description	City's Balance
U.S. Bank	
Checking Account	3,661,489
Checking Account	30,833
Investment Account - Police Retirement	1,051,084
Investment Account - Cemetery Perpetual Care Fund	1,480,266
Community 1st Bank	
Certificate of Deposit	1,012,408
Certificate of Deposit	207,541
Idaho Central Credit Union	
Certificate of Deposit	256,123
Idaho State Investment Pool	
State Investment Pool Account	37,314,261
Spokane Teacher's Credit Union	
Certificate of Deposit	256,011
Cash on Hand	
Finance Department Petty Cash	500
Treasurer's Change Fund	1,350
Police Change Fund	75
Library Change fund	180
Cemetery Change Fund	20
Total	<u>45,272,141</u>

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Vonnice Jensen, Comptroller, City of Coeur d'Alene, Idaho

CITY COUNCIL STAFF REPORT

DATE: November 20, 2018
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-18-16, Atlas Waterfront: Final Plat Approval**

DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a four (4) lot commercial subdivision.

HISTORY

- a. Applicant: Troy Tymesen, City Administrator
City of Coeur d' Alene
710 E. Mullan Avenue
Coeur d'Alene, ID 83814

Tony Berns, Executive Director
Ignite CDA
105 N. 1st Street, Ste 100
Coeur d'Alene, ID 83814
- b. Location: South side of Seltice Way East of Atlas Road
- c. Previous Action:
 1. Preliminary plat approval, October 31, 2018

FINANCIAL ANALYSIS

There are no financial issues with this development.

PERFORMANCE ANALYSIS

This commercial development is a re-plat of several existing government lots in Coeur d'Alene. This subdivision created four (4) lots. The infrastructure has been previously installed and accepted by the appropriate departments. There were no conditions attached to the plat, therefore, the documents is ready for approval and recordation.

DECISION POINT RECOMMENDATION

City Council approval of the final plat document

INSTRUMENT No. _____
BOOK _____ PAGE _____

LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
- ⊗ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 12318"
- ⊠ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 10677"
- ⊗ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 8962"
- FOUND 5/8" REBAR WITH CAP MARKED, "PLS 13911"
- △ FOUND 5/8" REBAR WITH CAP ILLEGIBLE

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	776.54'	11°31'22"	156.17'	N83°46'56"W	155.91'
C2	2029.50'	10°27'29"	370.44'	S85°07'00"E	369.93'
C3	90.00'	36°58'17"	58.07'	N61°24'07"W	57.07'
C4	237.00'	35°32'01"	146.98'	S23°42'43"E	144.64'
C5	522.86'	17°31'08"	159.87'	S27°00'44"W	159.25'
C6	180.00'	79°53'58"	251.01'	N67°47'31"E	231.16'
C7	572.50'	34°16'15"	342.43'	S82°17'49"E	337.35'
C8	527.50'	26°50'22"	247.10'	S86°00'45"E	244.85'
C9	972.50'	17°45'11"	301.33'	S81°28'10"E	300.12'
C10	2269.50'	13°20'01"	528.15'	S83°40'44"E	526.96'
C11	594.50'	8°35'30"	89.15'	N27°01'32"W	89.06'
C12	572.50'	42°25'55"	423.98'	N43°56'44"W	414.36'
C13	523.69'	25°20'05"	231.56'	S33°48'52"E	229.68'
C14	676.02'	9°51'47"	116.37'	S51°12'37"E	116.23'

LINE TABLE

LINE NO.	BEARING	LENGTH	REFERENCE
L1	S13°38'29"W	19.76'	
L2	S13°26'36"W	33.12'	
L3	S2°49'56"E	64.50'	
L4	S32°02'15"W	120.06'	120.00' (P6)
L5	S56°46'45"E	21.39'	
L6	S12°56'54"W	17.06'	
L7	S56°46'45"E	72.89'	
L22	S0°59'33"W	175.08'	
L23	S89°32'37"E	96.48'	
L24	S89°32'37"E	96.26'	
L25	S89°32'37"E	108.79'	
L26	S89°32'37"E	318.61'	
L27	S46°41'01"W	20.94'	

DETAIL "A"

DETAIL "B"

GRAPHIC SCALE

0 125 250 500

(IN FEET)

1 inch = 250 ft.

SEE SHEET 3 FOR L8 - L21

PROJECT NO.: 41292
DESIGNED BY: MLH

ATLAS WATERFRONT

PROFESSIONAL LAND SURVEYOR LICENSE NO. 12345

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	776.54'	11°31'22"	156.17'	N83°46'56"W	155.91'
C2	2029.50'	10°27'29"	370.44'	S85°07'00"E	369.93'
C3	90.00'	36°58'17"	58.07'	N61°24'07"W	57.07'
C4	237.00'	35°32'01"	146.98'	S23°42'43"E	144.64'
C5	522.86'	17°31'08"	159.87'	S27°00'44"W	159.25'
C6	180.00'	79°53'58"	251.01'	N67°47'31"E	231.16'
C7	572.50'	34°16'15"	342.43'	S82°17'49"E	337.35'
C8	527.50'	26°50'22"	247.10'	S86°00'45"E	244.85'
C9	972.50'	17°45'11"	301.33'	S81°28'10"E	300.12'
C10	2269.50'	13°20'01"	528.15'	S83°40'44"E	526.96'
C11	594.50'	8°35'30"	89.15'	N27°01'32"W	89.06'
C12	572.50'	42°25'55"	423.98'	N43°56'44"W	414.36'
C13	523.69'	25°20'05"	231.56'	S33°48'52"E	229.68'
C14	676.02'	9°51'47"	116.37'	S51°12'37"E	116.23'

LINE TABLE			
LINE NO.	BEARING	LENGTH	REFERENCE
L1	S13°38'29"W	19.76'	
L2	S13°26'36"W	33.12'	
L3	S2°49'56"E	64.50'	
L4	S32°02'15"W	120.06'	120.00' (P6)
L5	S56°46'45"E	21.39'	
L6	S12°56'54"W	17.06'	
L7	S56°46'45"E	72.89'	
L22	S0°59'33"W	175.08'	
L23	S89°32'37"E	96.48'	
L24	S89°32'37"E	96.26'	
L25	S89°32'37"E	108.79'	
L26	S89°32'37"E	318.61'	
L27	S46°41'01"W	20.94'	

SEE SHEET 3
FOR L8 - L21

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

BASIS OF BEARING

GRID BEARING OF S89°11'44"E ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 10. THE PROJECT IS ON IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE.

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ROW VACATION IS RECORDED



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(fax) 208-664-5946

ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, &
NE 1/4 OF SEC. 10. T.50N., R.4W., B.M.
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE: 1" = 250'
SHEET NO:

1 OF 6

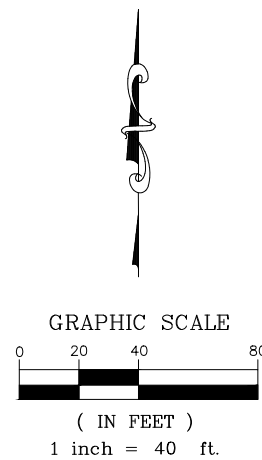
**LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF
SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO**

BOOK _____ PAGE _____

LOT 2

PTN. LOT 2

- FOUND MONUMENT, AS NOTED
- SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
- ⊙ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 12318"
- FOUND 5/8" REBAR WITH CAP MARKED, "PLS 10677"
- ⊗ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 8962"
- ⊙ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 13911"
- △ FOUND 5/8" REBAR WITH CAP ILLEGIBLE



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MYLARS WILL BE PRODUCED AFTER
ROW VACATION IS RECORDED

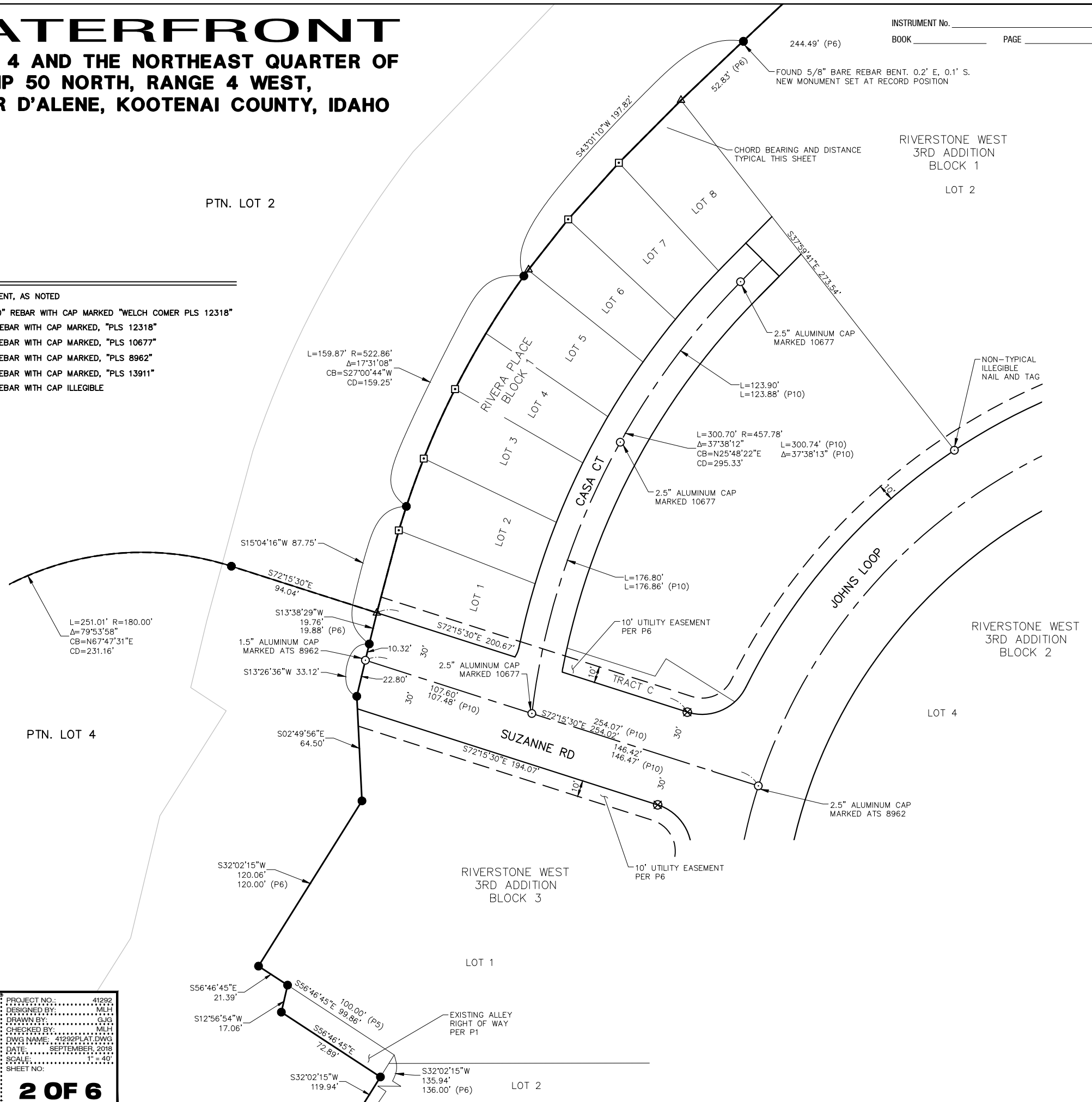


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PORTION OF GOV'T LOT 1,2,3,4, &
NE 1/4 OF SEC. 10. T.50N., R.4W., B.M.,
KOOTENAI COUNTY, IDAHO

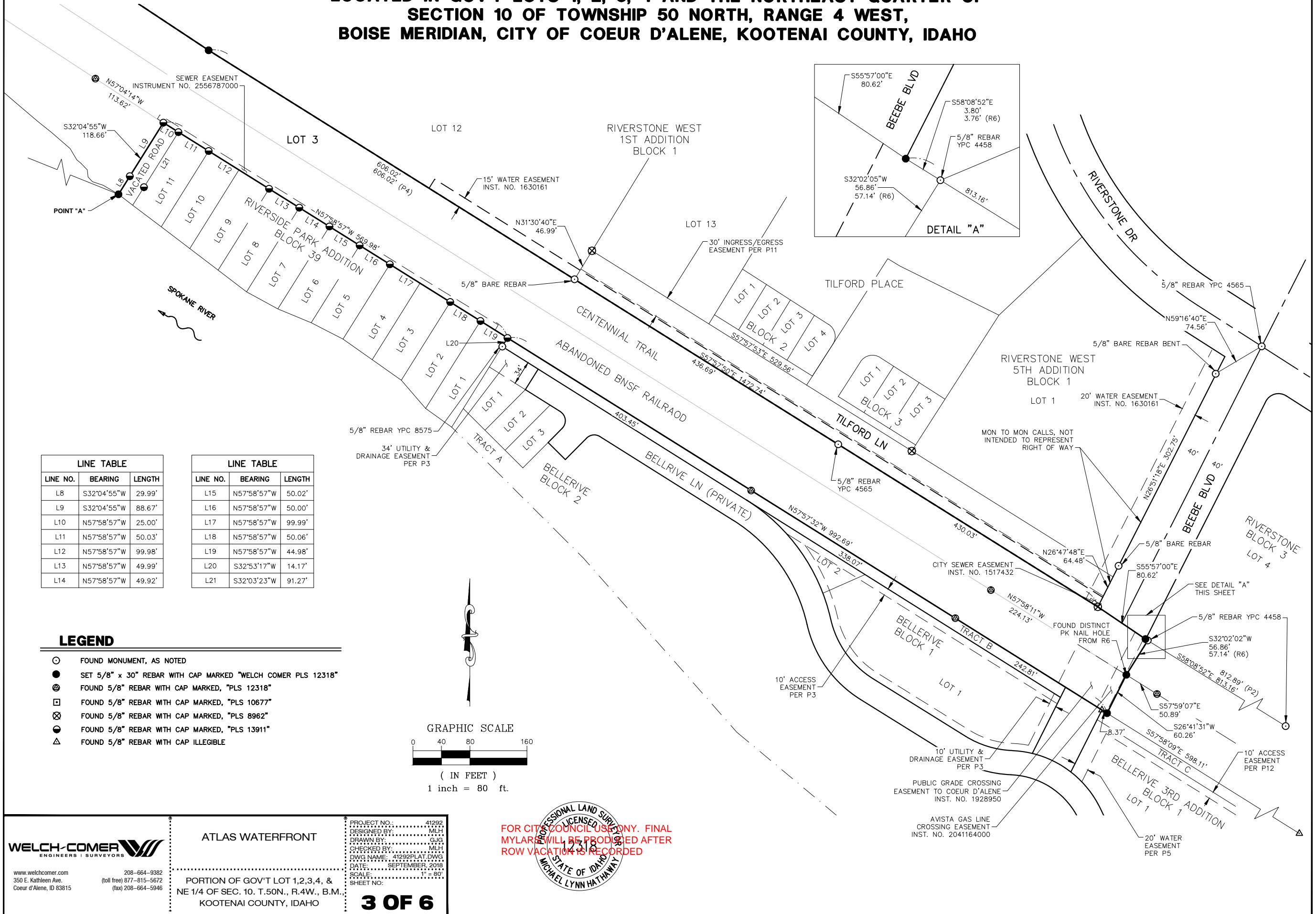
PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE: 1" = 40'
SHEET NO:

2 OF 6



ATLAS WATERFRONT
LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF
SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

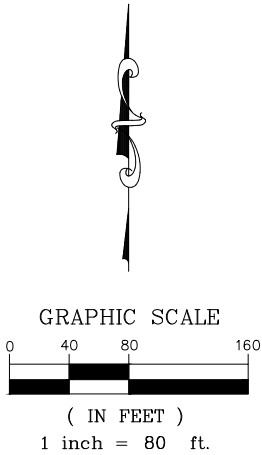
INSTRUMENT No. _____
BOOK _____ PAGE _____



LINE TABLE		
LINE NO.	BEARING	LENGTH
L8	S32°04'55"W	29.99'
L9	S32°04'55"W	88.67'
L10	N57°58'57"W	25.00'
L11	N57°58'57"W	50.03'
L12	N57°58'57"W	99.98'
L13	N57°58'57"W	49.99'
L14	N57°58'57"W	49.92'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L15	N57°58'57"W	50.02'
L16	N57°58'57"W	50.00'
L17	N57°58'57"W	99.99'
L18	N57°58'57"W	50.06'
L19	N57°58'57"W	44.98'
L20	S32°53'17"W	14.17'
L21	S32°03'23"W	91.27'

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
 - ⊙ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 12318"
 - ⊠ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 10677"
 - ⊗ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 8962"
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 - △ FOUND 5/8" REBAR WITH CAP ILLEGIBLE



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ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, &
NE 1/4 OF SEC. 10. T.50N., R.4W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJB
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE: 1" = 80'
SHEET NO:

3 OF 6

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ROW VACATION IS RECORDED

PROFESSIONAL LAND SURVEYOR
LICENSED
STATE OF IDAHO
MICHAEL LYNN HATHAWAY

ATLAS WATERFRONT
LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF
SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. _____
BOOK _____ PAGE _____

MISC. REFERENCES: RECORDS OF KOOTENAI COUNTY

- M1) EASEMENT AGREEMENT RECORDED APRIL 27, 1904 IN BOOK 3 OF DEEDS, PAGE 514.
M2) RESERVATION AND EASEMENT RECORDED DECEMBER 24, 1904 IN BOOK 36 OF DEEDS, PAGE 306.
M3) RESERVATION RECORDED JULY 27, 1910 IN BOOK 40 OF DEEDS, PAGE 165.
M4) RESERVATION RECORDED NOVEMBER 16, 1910 IN BOOK 41 OF DEEDS, PAGE 97.
M5) EASEMENT RECORDED JUNE 2, 1919 IN BOOK 69 OF DEEDS, PAGE 316.
M6) EASEMENT RECORDED JANUARY 31, 1940 IN BOOK 113 OF DEEDS, PAGE 24.
M7) NEGATIVE EASEMENT RECORDED MAY 23, 1949 IN BOOK 141 OF DEEDS, PAGE 557.
M8) RESERVATION RECORDED FEBRUARY 18, 1954 IN BOOK 157 OF DEEDS, PAGE 361.
M9) RESERVATION RECORDED AUGUST 9, 1956 IN BOOK 164 OF DEEDS, PAGE 546.
M10) RESERVATION RECORDED OCTOBER 11, 1977 IN BOOK 286 OF DEEDS, PAGE 175.
M11) RESERVATION RECORDED NOVEMBER 10, 1986 IN BOOK 347 OF DEEDS, PAGE 462.
M12) EASEMENT RECORDED OCTOBER 15, 1959 IN BOOK 179 OF DEEDS, PAGE 553.
M13) EASEMENT RECORDED DECEMBER 12, 1962 IN BOOK 191 OF DEEDS, PAGE 294.
M14) EASEMENT RECORDED APRIL 13, 1970 IN BOOK 236 OF DEEDS, PAGE 437.
M15) EASEMENT RECORDED SEPTEMBER 4, 1970 IN BOOK 240 OF DEEDS, PAGE 305.
M16) EASEMENT RECORDED JULY 21, 1975 IN BOOK 80 OF MISC, PAGE 112.
M17) EASEMENT RECORDED JUNE 13, 1979 IN BOOK 299 OF DEEDS, PAGE 632.
M18) EASEMENT RECORDED NOVEMBER 26, 1985 IN BOOK 144 OF MISC, PAGE 873.
M19) EASEMENT RECORDED JULY 13, 1987 IN BOOK 352 OF DEEDS, PAGE 291.
M20) AMENDED EASEMENT RECORDED MARCH 7, 1997 AS INSTRUMENT NO. 1481932.
M21) EASEMENT RECORDED JULY 19, 1994 AS INSTRUMENT NO. 1362982.
M22) EASEMENT RECORDED APRIL 29, 1998 AS INSTRUMENT NO. 1535199.
M23) EASEMENT RECORDED FEBRUARY 9, 2005 AS INSTRUMENT NO. 1928950.
M24) EASEMENT RECORDED FEBRUARY 7, 2006 AS INSTRUMENT NO. 2012201.
M25) EASEMENT RECORDED JULY 3, 2006 AS INSTRUMENT NO. 2041164000.
M26) EASEMENT RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 2138237000.
M27) EASEMENT RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 2138241000.
M28) TERMINATION OF EASEMENT RECORDED FEBRUARY 26, 2010 AS INSTRUMENT NO. 2255157000.
M29) EASEMENT RECORDED JUNE 23, 2009 AS INSTRUMENT NO. 2218076000.
M30) EASEMENT RECORDED OCTOBER 7, 2009 AS INSTRUMENT NO. 2235327000.
M31) ORDER OF VACATION RECORDED JULY 19, 2010 AS INSTRUMENT NO. 2273509000.
M32) ORDER OF VACATION RECORDED AUGUST 17, 2010 AS INSTRUMENT NO. 2277807000.
M33) EASEMENT RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2326086000.
M34) EASEMENT RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2326087000.
M35) EASEMENT RECORDED AUGUST 4, 2016 AS INSTRUMENT NO. 2556787000.
M36) EASEMENT RECORDED FEBRUARY 22, 2017 AS INSTRUMENT NO. 2583779000.
M37) SPOKANE & INLAND EMPIRE (C. M. & S.P. R.R.) RAILROAD, TWO PAGES, FROM STA 255+65.2 TO 45+56. DATED FEB. 6, 1910.
M38) COEUR D'ALENE & PEND D'OREILLE RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 75+21.4 TO 192+80.5. DATED JUNE 30, 1917.
M39) ORDER OF VACATION FOR PORTIONS OF ELMWOOD, ABBINGTON, RIVERSIDE, 4TH AND 5TH AS SHOWN ON RIVERSIDE PARK ADDITION PLAT. RECORDED UNDER INSTRUMENT NUMBER 2273509000.
M40) GREAT NORTHERN RIGHT OF WAY AND TRACK MAP, PAGE 3 OF 3, FROM WASHINGTON STATE LINE TO ATLAS. NO DATE.
M41) CHICAGO, MILWAUKEE & ST. PAUL RY. CO. RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 293+23.2 TO 86+24.1. DATED JUNE 30, 1915.
M42) COEUR D'ALENE & PEND D'OREILLE RIGHT OF WAY AND TRACK MAP, PAGE 1 OF 3, FROM STA 180+00 TO 0+00. DATED OCT. 25, 1910.
M43) COEUR D'ALENE & PEND D'OREILLE RIGHT OF WAY AND TRACK MAP, PAGE 2 OF 3, FROM STA 227+65 TO 140+48.1. DATED 1910.
M44) UNRECORDED 7 PAGE ALTA SURVEY OF ENTIRE ATLAS MILL, BY TAYLOR ENGINEERING, DATED 5-31-05.

SURVEY REFERENCES: RECORDS OF KOOTENAI COUNTY

- R1) RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 323.
R2) RECORD OF SURVEY RECORDED IN BOOK 13 OF SURVEYS, PAGE 68.
R3) RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGES 410-410C.
R4) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 1.
R5) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 50.
R6) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 242.
R7) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 470-470J.

PLAT REFERENCES: RECORDS OF KOOTENAI COUNTY

- P1) PLAT OF RIVERSIDE PARK ADDITION RECORDED IN BOOK B OF PLATS, PAGE 138.
P2) PLAT OF RIVERSTONE RECORDED IN BOOK I OF PLATS, PAGES 250-250G.
P3) PLAT OF BELLERIVE RECORDED IN BOOK J OF PLATS, PAGES 311-311C.
P4) PLAT OF RIVERSTONE WEST 1ST ADDITION RECORDED IN BOOK J OF PLATS, PAGES 488-488A.
P5) PLAT OF BELLERIVE 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 281-281C.
P6) PLAT OF RIVERSTONE WEST 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 326-326A.
P7) PLAT OF RIVERSTONE WEST 4TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 376-376A.
P8) PLAT OF RIVERSTONE WEST 5TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 446-446A.
P9) PLAT OF AMENDED RIVIERA WALK AT RIVERSTONE RECORDED IN BOOK K OF PLATS, PAGES 491-491A.
P10) PLAT OF RIVIERA PLACE RECORDED IN BOOK L OF PLATS, PAGES 194-194B.
P11) PLAT OF TILFORD PLACE RECORDED IN BOOK L OF PLATS, PAGES 238-238A.
P12) PLAT OF BELLERIVE 1ST ADDITION RECORDED IN BOOK K OF PLATS, PAGES 133-133D.

DEED REFERENCES: RECORDS OF KOOTENAI COUNTY

- D1) QUITCLAIM DEED RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2073618000.
D2) WARRANTY DEED RECORDED AS INSTRUMENT NO. 2223785000.
D3) QUITCLAIM DEED RECORDED JUNE 1, 2015 AS INSTRUMENT NO. 2500305000.
D4) QUITCLAIM DEED RECORDED JUNE 2, 2015 AS INSTRUMENT NO. 250573000.
D5) WARRANTY DEED RECORDED MAY 16, 2018 AS INSTRUMENT NO. 2643649000.

NOTES:

- THE NORTHERLY RIGHT OF WAY OF SELTICE WAY WAS DETERMINED BASED ON RECORD TIES IDENTIFIED IN NOTE 2 IN CONJUNCTION WITH THE RIVERSTONE SURVEYS AND THE TAYLOR ENGINEERING ALTA SURVEY. THERE IS CONFLICTING INFORMATION FOR THIS LINE. THIS SOLUTION IS WHAT I DEEM TO BE THE BEST FIT BASED ON EXISTING MONUMENTS.
- THERE WAS AN ITD RIGHT OF WAY MONUMENT HERE IN THE PAST. I HELD THE POSITION OF THIS MONUMENT PER THE TIES SHOWN ON R4 AND M44.
- THIS AREA OF SELTICE WAY IS CURRENTLY IN THE PROCESS OF BEING VACATED AT THE CITY OF COEUR D'ALENE.
- NUMEROUS MONUMENTS EXIST ALONG THE OLD BNSF RAILROAD CORRIDOR AS SHOWN ON R7. THESE MONUMENTS WILL NO LONGER REPRESENT EXISTING PROPERTY BOUNDARIES AND WILL BE DESTROYED BY FUTURE CONSTRUCTION.
- THE NUMEROUS EXISTING RIVERSTONE PLATS ALONG OUR EASTERLY AND NORTHEASTERLY BOUNDARY CONTAIN NUMEROUS MATHEMATICAL DIFFERENCES. WE HELD THE EXISTING MONUMENTS AS SHOWN.



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ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, &
NE 1/4 OF SEC. 10. T.50N., R.4W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE:
SHEET NO:

4 OF 6



FOR CITY DOCUMENTS ONLY. FINAL
MYLARS WILL BE PRODUCED AFTER
ROW VACATION IS RECORDED

ATLAS WATERFRONT
LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF
SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. _____

BOOK _____ PAGE _____

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE CITY OF COEUR D'ALENE, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO AND THE COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS CERTIFICATION, HAVE CAUSED THE SAME TO BE SURVEYED AND COMBINED IN TO THE LOTS HEREIN PLATTED, TO BE KNOWN AS ATLAS WATERFRONT, BEING A PORTION OF GOVERNMENT LOTS 1, 2, 3 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10, SAID CORNER BEARS SOUTH 89°11'44" EAST A DISTANCE OF 2650.43 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 03°12'44" WEST A DISTANCE OF 151.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF SELTICE WAY AS DESCRIBED IN A RIGHT OF WAY VACATION RECORDED AS INSTRUMENT ###, RECORDS OF KOOTENAI COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 88° 20' 20" EAST A DISTANCE OF 500.92 FEET TO THE EAST LINE OF SAID RIGHT OF WAY VACATION;

THENCE ALONG SAID EAST LINE, SOUTH 46°41'01" WEST A DISTANCE OF 20.94 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 89° 56' 08" EAST A DISTANCE OF 145.89 FEET TO THE MOST NORTHERLY CORNER OF LOT 2, BLOCK 1, RIVERSTONE WEST 3RD ADDITION AS RECORDED IN BOOK K, PAGE 326, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE WEST LINE OF SAID LOT 2, SOUTH 46° 43' 12" WEST A DISTANCE OF 244.81 FEET TO A POINT ON A SPIRAL CURVE AS SHOWN ON THE PLAT OF RIVIERA PLACE AS RECORDED IN BOOK L, OF PLATS, PAGE 194, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE SOUTHWESTERLY ALONG A PORTION OF SAID WEST LINE AND A PORTION OF THE WEST LINE OF SAID RIVIERA PLACE AND ALONG SAID SPIRAL TO A POINT, THE CHORD OF WHICH BEARS SOUTH 43°01'10" WEST A DISTANCE OF 197.82 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 522.86 FEET;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF RIVIERA PLACE AND ALONG SAID CURVE THROUGH AN ARC LENGTH OF 159.87 FEET A CENTRAL ANGLE OF 17°31'08", A CHORD BEARING OF SOUTH 27°00'44" WEST AND A CHORD DISTANCE OF 159.25 FEET TO THE BEGINNING OF A SPIRAL CURVE AS SHOWN ON SAID PLAT OF RIVIERA PLACE;

THENCE SOUTHWESTERLY ALONG A PORTION OF SAID WEST LINE OF RIVIERA PLACE AND ALONG SAID SPIRAL TO A POINT, THE CHORD OF WHICH BEARS SOUTH 15°04'16" WEST A DISTANCE OF 87.75 FEET TO A POINT ON THE WEST LINE OF SUZANNE ROAD;

THENCE ALONG SAID WEST LINE OF RIVIERA PLACE, SOUTH 13°26'36" WEST A DISTANCE OF 33.12 FEET TO AN ANGLE POINT ON THE WESTERLY RIGHT OF WAY OF SUZANNE ROAD AS SHOWN ON SAID PLAT OF RIVERSTONE WEST 3RD ADDITION;

THENCE ALONG A PORTION OF SAID WESTERLY RIGHT OF WAY AND THE WEST LINE OF LOT 1, BLOCK 3 OF SAID RIVERSTONE WEST 3RD ADDITION, SOUTH 02° 49' 56" EAST A DISTANCE OF 64.50 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 32° 02' 15" WEST 120.06 FEET;

THENCE ALONG A PORTION OF THE SOUTH LINE OF SAID LOT 1, SOUTH 56° 46' 45" EAST 21.39 FEET TO THE EAST LINE OF A PARCEL OF LAND SHOWN AND DESCRIBED AS EXHIBIT "2" IN ORDINANCE NO. 3412 RECORDED AS INSTRUMENT NUMBER 2317634000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE EAST LINE OF SAID SAID PARCEL, SOUTH 12°56'54" WEST 17.06 FEET TO THE NORTH LINE OF LOT 7, BLOCK 19 OF RIVERSIDE PARK ADDITION, BOOK B OF PLATS, PAGE 138, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE SAID NORTH LINE AND THE NORTH LINE OF LOT 8, BLOCK 19, SOUTH 56°46'45" EAST 72.89 FEET TO THE WEST LINE OF LOT 2, BLOCK 3 OF SAID RIVERSTONE WEST 3RD ADDITION;

THENCE ALONG THE WEST LINE AND SOUTH LINE OF SAID RIVERSTONE WEST 3RD ADDITION THE FOLLOWING SIX COURSES;

1. SOUTH 32° 02' 15" WEST 119.94 FEET;
2. SOUTH 56° 46' 48" EAST 150.00 FEET;
3. SOUTH 32° 00' 14" WEST 195.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 523.69 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ARC LENGTH OF 231.56 FEET, A CENTRAL ANGLE OF 25° 20' 05", A CHORD BEARING OF SOUTH 33° 48' 52" EAST AND A CHORD DISTANCE OF 229.68 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 676.02 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ARC LENGTH OF 116.37 FEET, A CENTRAL ANGLE OF 09° 51' 47", A CHORD BEARING OF SOUTH 51° 12' 37" EAST AND A CHORD DISTANCE OF 116.23 FEET;
6. SOUTH 32° 14' 29" WEST 10.32 FEET;

THENCE ALONG A PORTION OF SAID SOUTH LINE OF RIVERSTONE WEST 3RD ADDITION AND THE SOUTH LINE OF RIVIERA WALK AT RIVERSTONE AS RECORDED IN BOOK K, OF PLATS, PAGE 491, RECORDS OF KOOTENAI COUNTY, IDAHO, SOUTH 56° 56' 48" EAST A DISTANCE OF 400.41 FEET;

THENCE ALONG A PORTION OF SAID SOUTH LINE OF RIVIERA WALK AT RIVERSTONE AND A PORTION OF THE SOUTH LINE OF RIVERSTONE WEST 1ST ADDITION AS RECORDED IN BOOK J, OF PLATS, PAGE 488, RECORDS OF KOOTENAI COUNTY, IDAHO, SOUTH 56° 28' 54" EAST A DISTANCE OF 299.49 FEET;

THENCE ALONG A PORTION OF THE SOUTH LINE OF SAID RIVERSTONE WEST 1ST ADDITION AND THE SOUTH LINE OF RIVERSTONE WEST 5TH ADDITION AS RECORDED IN BOOK K, OF PLATS, PAGE 446, RECORDS OF KOOTENAI COUNTY, IDAHO, SOUTH 57° 57' 50" EAST A DISTANCE OF 1472.74 FEET TO THE MOST SOUTHERLY CORNER OF TILFORD LANE AS SHOWN ON SAID RIVERSTONE WEST 5TH ADDITION;

THENCE SOUTH 55° 57' 00" EAST A DISTANCE OF 80.62 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, OF RIVERSTONE AS RECORDED IN BOOK I, OF PLATS, PAGE 250, RECORDS OF KOOTENAI COUNTY IDAHO;

THENCE ALONG THE SOUTHERLY LINE OF SAID RIVERSTONE, SOUTH 58° 08' 50" EAST A DISTANCE OF 3.80 FEET TO THE MOST NORTHERLY CORNER OF THE FORMER SPOKANE INTERNATIONAL RAILROAD COMPANY RIGHT OF WAY AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 28, PAGE 242, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE WEST LINE OF SAID RIGHT OF WAY, SOUTH 32° 02' 02" WEST A DISTANCE OF 56.86 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED AS THE LCDR LAKE DISTRICT SEGMENT 1, 4/28/15 ACCORDING TO A QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER 2500305000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 26° 41' 31" WEST A DISTANCE OF 60.26 FEET TO THE NORTHEAST LINE OF BELLERIVE AS RECORDED IN BOOK J, OF PLATS, PAGE 311, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 57° 57' 32" WEST A DISTANCE OF 992.69 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 39 OF RIVERSIDE PARK ADDITION AS RECORDED IN BOOK B, OF PLATS, PAGE 138, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 39, NORTH 57° 58' 57" WEST A DISTANCE OF 569.98 FEET TO THE CENTERLINE OF VACATED RIGHT OF WAY BETWEEN BLOCK 38 AND BLOCK 39 OF SAID RIVERSIDE PARK ADDITION;

THENCE ALONG SAID CENTERLINE, SOUTH 32° 04' 55" WEST A DISTANCE OF 118.66 FEET TO THE HIGH-WATER LINE OF THE SPOKANE RIVER, SAID POINT HEREIN DESIGNATED AS POINT "A";

THENCE NORTHWESTERLY ALONG SAID HIGH-WATER LINE TO A POINT THAT BEARS NORTH 68° 08' 03" WEST A DISTANCE OF 3542.26 FEET FROM SAID POINT "A";

OWNER'S CERTIFICATE AND DEDICATION CONT.

THENCE NORTH 00° 59' 33" EAST A DISTANCE OF 734.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF SELTICE WAY;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 89° 32' 37" EAST A DISTANCE OF 205.07 FEET TO THE SOUTHERLY RIGHT OF WAY SELTICE WAY ACCORDING TO SAID RIGHT OF WAY VACATION;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWO COURSES:

1. NORTH 65° 49' 55" EAST 80.93 FEET;
2. SOUTH 89° 30' 34" EAST 400.20 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2223785000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID PARCEL SOUTH 00° 29' 34" WEST A DISTANCE OF 141.90 FEET;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL THE FOLLOWING FOUR COURSES;

1. SOUTH 75° 15' 01" EAST 110.00 FEET;
2. SOUTH 70° 03' 03" EAST 120.00 FEET;
3. SOUTH 54° 46' 02" EAST 543.04 FEET;
4. NORTH 00° 29' 34" EAST 518.44 FEET TO THE SOUTHERLY RIGHT OF WAY OF SELTICE WAY ACCORDING TO SAID RIGHT OF WAY VACATION;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES;

1. SOUTH 89° 30' 34" EAST 530.30 FEET;
2. SOUTH 00° 29' 26" WEST 14.69 FEET;
3. SOUTH 89° 30' 34" EAST 60.00 FEET;
4. SOUTH 88° 20' 20" EAST 479.70 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 2,870,760 SQUARE FEET OR 65.904 ACRES MORE OR LESS.

THE OWNER FURTHER CERTIFIES:

1. SEWER SERVICE IS PROVIDED BY CITY OF COEUR D'ALENE.
2. WATER SERVICE IS PROVIDED BY CITY OF COEUR D'ALENE.

SCOTT HOSKINS, CHAIRMAN OF THE BOARD,
COEUR D'ALENE URBAN RENEWAL AGENCY
A/K/A LAKE CITY DEVELOPMENT CORPORATION

CITY OF COUER D'ALENE

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.

ON THIS ____ DAY OF _____, IN THE YEAR OF 201__, BEFORE ME _____, A NOTARY PUBLIC,
PERSONALLY APPEARED SCOTT HOSKINS, KNOWN TO ME TO BE THE CHAIRMAN OF THE BOARD OF COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE VOLUNTARILY EXECUTED THE SAME, AND THAT HE DULY AUTHORIZED THIS INSTRUMENT ON BEHALF OF COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION.

NOTARY PUBLIC

RESIDING AT: _____

MY COMMISSION EXPIRES ON: _____

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.

ON THIS ____ DAY OF _____, IN THE YEAR 201__, BEFORE ME _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____ KNOWN OR IDENTIFIED TO ME TO BE THE _____

OF THE CITY OF COEUR D'ALENE THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE
INSTRUMENT ON BEHALF OF SAID CITY, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT: _____

MY COMMISSION EXPIRES ON: _____

WELCH-COMER
ENGINEERS & SURVEYORS

www.welchcomer.com
350 E. Kathleen Ave.
Coeur d'Alene, ID 83815

208-664-9382
(toll free) 877-815-5672
(fax) 208-664-5946

ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, &
NE 1/4 OF SEC. 10. T.50N., R.4W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJD
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE:
SHEET NO:

5 OF 6



FOR CITY COUNCIL USE ONLY. FINAL
MYLARS WILL BE PRODUCED AFTER
ROW VACATION IS RECORDED

ATLAS WATERFRONT
LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF
SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY CITY COUNCIL OF COEUR D'ALENE, IDAHO THIS _____ DAY OF _____, 20____.

COEUR D'ALENE CITY CLERK

CITY ENGINEER'S CERTIFICATE

I HEREBY ATTEST THAT THE CITY OF COEUR D'ALENE'S REQUIREMENTS FOR PUBLIC UTILITIES AND ROADWAYS HAVE BEEN MET.
DATED THIS _____ DAY OF _____, 20____.

CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____.
DATED THIS _____ DAY OF _____, 20____.

KOOTENAI COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED AND CHECKED THIS PLAT, AND THE COMPUTATIONS OF SAID PLAT, AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET AND SATISFIED.
DATED THIS _____ DAY OF _____, 20____.



COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO. AT THE REQUEST OF _____, DATED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____M., AND WAS DULY RECORDED IN PLAT BOOK _____, PAGE _____. INSTRUMENT No. _____
FEE \$ _____

KOOTENAI COUNTY RECORDER

PANHANDLE HEALTH DISTRICT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING CITY OF COEUR D'ALENE AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT DRINKING WATER FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER SHALL BE ALLOWED.
DATE: _____ HEALTH DISTRICT SIGNATURE: _____

SURVEYORS CERTIFICATE

I, MICHAEL LYNN HATHAWAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NUMBER 12318, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS IN CONFORMANCE WITH STATE OF IDAHO CODES.
MICHAEL LYNN HATHAWAY PLS NO. 12318



FOR CITY COUNCIL USE ONLY. FINAL
MYLARS WILL BE PRODUCED AFTER
ROW VACATION IS RECORDED

DATE: NOVEMBER 14, 2018

TO: MAYOR AND CITY COUNCIL

FROM: PLANNING DEPARTMENT

RE: SETTING OF PUBLIC HEARING DATE: DECEMBER 18, 2018

Mayor Widmyer,

The Planning Department has forwarded the following item to the City Council for scheduling of a public hearing. In keeping with state law and Council policy, the Council will set the date of the public hearing upon receipt of recommendation.

<u>ITEM NO.</u>	<u>REQUEST</u>	<u>COMMISSION ACTION</u>	<u>COMMENT</u>
A-4-18	Applicant: Lake City Baptist Church Location: 7610 N. Ramsey Road Request: A proposed 4.992 acre Annexation from County Suburban to City R-1.	Recommended approval	LEGISLATIVE

In order to satisfy the mandatory 15-day notice requirement, the next recommended hearing date will be **December 18, 2018**

RESOLUTION NO. 18-060

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING: RATIFICATION OF AN AGREEMENT FOR GIS MAINTENANCE SERVICES WITH J-U-B ENGINEERS, INC.; DECLARATION AS SURPLUS AND DISPOSITION OF TWO TRUCKS FROM THE STREETS AND ENGINEERING DEPARTMENT; DECLARATION AS SURPLUS AND DISPOSITION OF ONE TRUCK FROM THE FIRE DEPARTMENT; APPROVAL OF FINAL PLAT, SUBDIVISION IMPROVEMENT AGREEMENT, AND SECURITY FOR PATANO ESTATES (SS-18-10); AND APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH WELCH COMER & ASSOCIATES, INC., FOR KATHLEEN AVENUE STORMWATER DESIGN PHASE SERVICES.

WHEREAS, it has been recommended that the City of Coeur d'Alene enter into the agreements and take the other actions listed below, pursuant to the terms and conditions set forth in the agreements and other action documents attached hereto as Exhibits "A" through "E" and by reference made a part hereof as summarized as follows:

- A) Ratification of an agreement for GIS Maintenance services with J-U-B Engineers, Inc.;
- B) Declaration as surplus a 1994 Jet/Vactor truck and 1994 Sander truck from the Streets and Engineering Department and authorizing disposition as requested;
- C) Declaration as surplus a 2006 Ford F350 from the Fire Department and authorizing its disposition;
- D) Approval of Final Plat, Subdivision Improvement Agreement, and Security for Patano Estates (SS-18-10);
- E) Approval of a Professional Services Agreement with Welch Comer & Associates, Inc., for Kathleen Avenue Stormwater Design Phase Services;

AND

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to enter into such agreements or other actions;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into the agreements and take the other actions for the subject matter as set forth in substantially the form attached hereto as Exhibits "A" through "E" and incorporated herein by

reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreements and the other action documents so long as the substantive provisions of the agreements and the other actions remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such agreements and other documents as may be required on behalf of the City.

DATED this 20th day of November, 2018.

Steve Widmyer, Mayor

ATTEST

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER ENGLISH Voted _____

COUNCIL MEMBER EVANS Voted _____

COUNCIL MEMBER MILLER Voted _____

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER EDINGER Voted _____

_____ was absent. Motion _____.

PUBLIC WORKS COMMITTEE STAFF REPORT

DATE: November 8, 2018
FROM: Mike Becker, Wastewater Utility Project Manager
SUBJECT: Agreement for GIS Maintenance Services with J-U-B Engineers, Inc.

=====

DECISION POINT:

The Council is requested to authorize the City to sign and execute an Agreement with J-U-B Engineers, Inc., 7825 Meadowlark Way, Coeur d'Alene, ID 83815, for Geographic Information System (GIS) Maintenance Services at a cost of \$24,999.00.

HISTORY:

Each year, the Wastewater (WW) Utility updates the City's GIS Map reflecting new developments and changes within the public sewer infrastructure. For security and accountability reasons, the WW Utility has restricted access to the GIS database to assure the accuracy and completeness of information that is annually recorded within the City's GIS map. In compliance with I.C. 67-2320, JUB Engineers, a local professional engineering firm, has continuously demonstrated their firm's competency and qualifications in assisting the City with these updates for the last 13 years. The Agreement accompanying this staff report is to continue the City's partnership with JUB Engineers for professional services with our ongoing GIS map update and maintenance program.

FINANCIAL ANALYSIS:

Under 031-022-4352-7902 (FY 2018/19), the WW budgeted for these support services.

PERFORMANCE ANALYSIS:

The new Government Way sewer installation will require manhole surveying included in this year's GIS update. To take advantage of the road closures currently in-place and avoid paying for additional traffic control for another Government Way road closure this spring, the WW Utility is fast tracking this Agreement for the purpose of authorizing the WW staff to issue a Notice to Proceed to JUB survey crews for said surveying.

RECOMMENDATION:

Council should authorize an Agreement with J-U-B Engineers, Inc., 7825 Meadowlark Way, Coeur d'Alene, ID 83815, for Geographic Information System (GIS) Maintenance Services at a cost of \$24,999.00 and immediately proceed with surveying manholes along the newly widened Government Way, and authorize the Mayor to sign the Agreement.



CITY OF COEUR D'ALENE

WASTEWATER UTILITY DEPARTMENT

CITY HALL, 710 E. MULLAN
COEUR D'ALENE, IDAHO 83814-3958
208/769-2268– FAX 208/769-2338
E-mail: mbecker@cdaid.org

CONTRACT FOR PROFESSIONAL SERVICES

November 8, 2018

Mr. Stephen James
J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, ID 83815

Dear Mr. James:

THIS CONTRACT is made and entered into on the 15th day of November, 2018, by and between the City of Coeur d'Alene, hereinafter called CITY, and J-U-B ENGINEERS, Inc., hereinafter called the CONSULTANT.

The CITY engages the CONSULTANT to perform professional services for a project known and described as GIS Maintenance Services hereinafter called the "Project". The scope or work includes GIS Maintenance Services as defined in the Scope of Work (below). It is further agreed that CONSULTANT will indemnify and hold the CITY harmless for any and all causes of action to the extent arising from any negligent act, error or omission by CONSULTANT or any of its employees in performing professional services for this job.

SCOPE OF WORK

The CONSULTANT shall perform the following professional services to CITY standards and in accordance with the degree of care and skill that a registered professional in Idaho would exercise under similar conditions:

- A. Technical support phone calls for Software - ArcView, Spatial IM, Mapbook Maker, etc.; GIS - theory, analysis, project design; data collection.
- B. Routine GIS Maintenance including: responding to work orders and digital data from Wastewater; QC/QA; updating Wastewater computers with new additions or updates; orientating staff on software updates.
- C. As directed by Wastewater, update the GIS model with new subdivisions and projects. These tasks are expected to include the following: receiving and integrating digital or paper as-built data; reviewing as-built data and populating the database with feature attributes; and additional surveying and field data collection using global positioning surveying (GPS) as required.
- D. Update and provide regular training as requested. Training and support will be available on demand via web meetings (Go to Meeting) or onsite (we estimate 2 onsite training

Please acknowledge and date both originals of this agreement and return one to this office.

Sincerely,

Mike Anderson
Wastewater Superintendent

Date

CONSULTANT Acceptance of Terms

Stephen P. James
Name

11/08/18
Date

STEPHEN P. JAMES, AREA MANAGER
Title

Cc: City of Coeur d'Alene Legal Department
Cc: Renata McLeod, City Clerk
Cc: Mike Becker, Wastewater Utility Project Manager

CITY COUNCIL STAFF REPORT

DATE: November 20, 2019
FROM: Tim Martin, Street & Engineering Director
SUBJECT: **DECLARE SURPLUS USED EQUIPMENT AND VEHICLES**

DECISION POINT:

The purpose of this report is for consent to declare various pieces of used assets and items to be deemed surplus and authorization to auction.

HISTORY:

The description of the auction items has historically gone through the Public Works committee prior to Council for consent.

PERFORMANCE ANALYSIS

This equipment/ vehicles have been deemed of little value to departments. We looked to provide or offer in-house before we sent items to surplus.

FINANCIAL ANALYSIS

There is no cost to the taxpayers. The Auction house takes a percentage of the bid auction item. Very minimal cost to the department for us to shuttle items to Post Falls.

DECISION POINT:

The purpose of this report is to ask for Council Consent to declare this equipment surplus.
List of items

Here is a brief description of each item,

- Jet/ Vactor Truck 1994 (Vin#1FDZW90L8RVA40889)
103,000 miles with 7,600 hours of operation. This vehicle suffers from age and hour related issues. The biggest issue we face is parts availability to support the transfer box that drives the water pump and suction blower.
- The old sander is a 1994 (Vin #1GDM7H1J6RJ523190) with 66,000 miles and 6,000 hours on it, the years of exposure to sand and salt have taken a toll to the point that the frame has been compromised beyond repair.



City of Coeur d'Alene

FIRE DEPARTMENT

"City of Excellence"

Staff Report

Date: 10-30-2018

From: Lucas Pichette, Deputy Chief

Re: 2006 Ford F350 VIN 1FDWF37P06ED67713

DECISION POINT: Surplus this vehicle from the CDAFD inventory.

HISTORY: Prior to its current location this vehicle was an ambulance for KCEMSS. This vehicle was acquired and used as a flatbed truck for the department. Per our shop supervisor Steve it is past its life cycle and will be expensive to maintain going forward.

FINANCIAL ANALYSIS: This vehicle is worth approximately \$3500.

PERFORMANCE ANALYSIS: For the CDAFD removing this vehicle does not negatively affect our operation. We have one other flatbed vehicle that will accomplish our needs.

DECISION POINT/RECOMMENDATION: To approve this vehicle being put into surplus.



CITY COUNCIL STAFF REPORT

DATE: November 20, 2018
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-18-10, Patano Estates: Final Plat, Subdivision Improvement Agreement & Security Approval**

DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a three (3) lot residential subdivision.
2. City Council approval of the furnished subdivision improvement agreement and security

HISTORY

- a. Applicant: Sandra E. Patano
801 S. 11th Street
Coeur d'Alene, ID 83814
- b. Location: 930 N. 5th Street (East side of 5th Street between Montana Ave. and Elm Ave.)
- c. Previous Action:
 1. Preliminary plat approval, August 15, 2018

FINANCIAL ANALYSIS

The developer is furnishing security in the amount of \$4,200.00 which covers the outstanding cost of the uninstalled infrastructure installations that are required for this development.

PERFORMANCE ANALYSIS

The developer has completed the necessary subdivision agreement and is bonding for the outstanding infrastructure items (sanitary sewer service install, installation of sidewalk, curb and asphalt concrete) in order to receive final plat approval. The installation of the agreement and security enables the developer to receive final plat approval and sell platted lots, however, occupancies will not be allowed until all infrastructure installation has been completed, and, the improvements accepted by the City. The developer has stated that all infrastructure installations will be complete by November 20, 2019.

DECISION POINT RECOMMENDATION

1. Approve the subdivision improvement agreement and security.
2. Approve the final plat document.

A REPLAT OF A PORTION OF BLOCK 20 OF REID'S ADDITION TO COEUR D'ALENE
IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. _____

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°01'54" EAST, SHOWN HEREON AND ON (R-1) AS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, IDAHO.

THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THIS PROPERTY, NOR ANY EASEMENTS OF RECORD, EXCEPT FOR THOSE SHOWN HEREON.

(R-1) RECORD OF SURVEY PREPARED BY GALE R. DAHLMAN AND FILED AT BOOK 22 OF SURVEYS, PAGE 388, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-1) PLAT OF REID'S ADDITION TO COEUR D'ALENE AKA REID'S ACRES TRACTS FILED AT BOOK A, PAGE 141, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-2) PLAT OF NORTH PARK ADDITION TO THE TOWN OF COEUR D'ALENE , PREPARED BY ENGINEER J. EDWARDS AND FILED AT BOOK B OF PLATS, PAGE 5, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-1) WARRANTY DEED FILED AT BOOK 124 OF DEEDS, PAGE 60, RECORD OF KOOTENAI COUNTY, IDAHO.

(D-2) WARRANTY DEED FILED AT BOOK 235 OF DEEDS, PAGE 72, RECORDS OF KOOTENAI COUNTY, IDAHO.

● SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" OR AS NOTED

■ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP MARKED "PLS 4182" AS WITNESS CORNER

⊙ FOUND 5/8" REBAR

⊙ FOUND 1/2" REBAR REPLACED WITH 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"

□ FOUND 1/2" REBAR

△ CALCULATED POINT, NOTHING FOUND OR SET

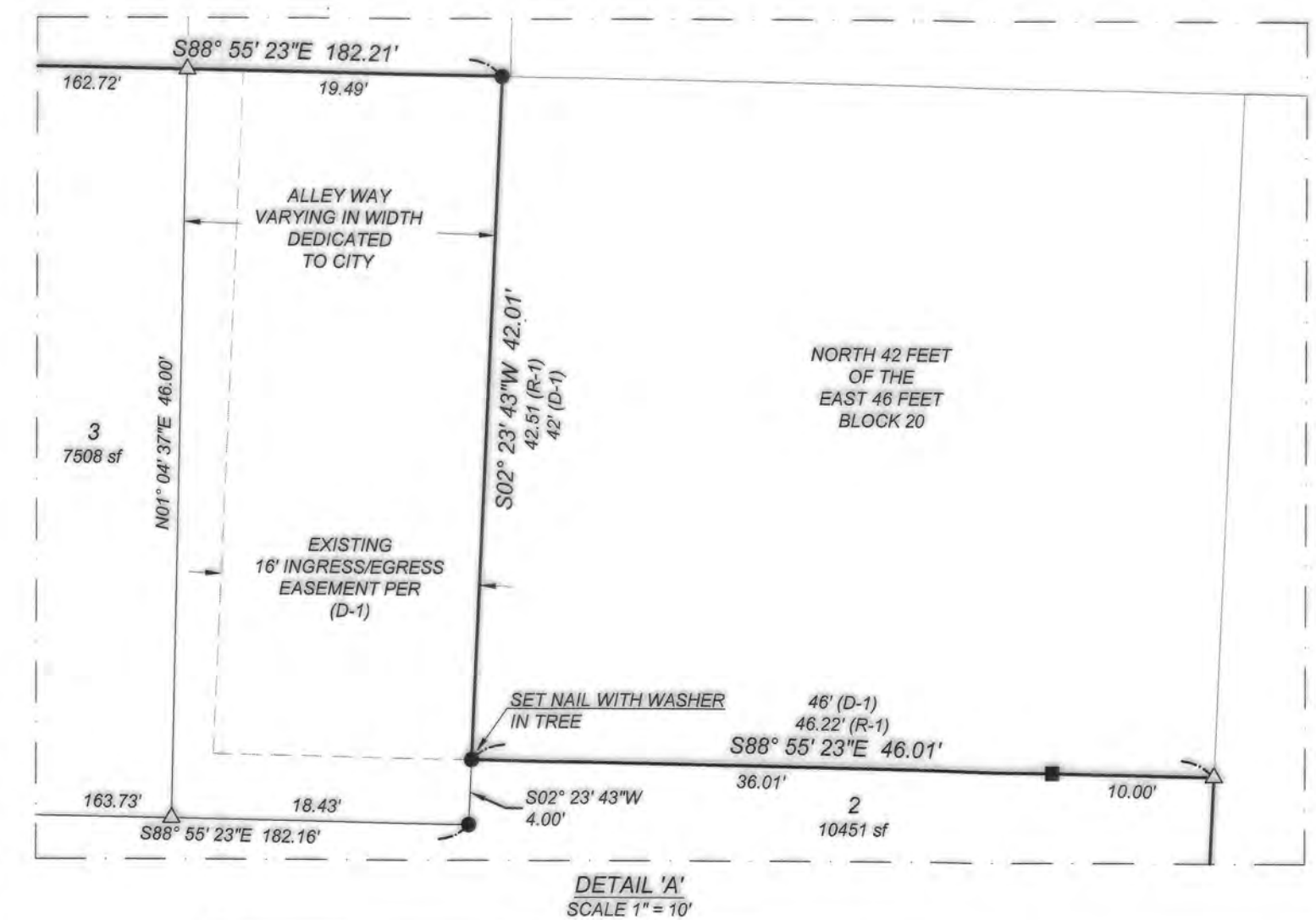
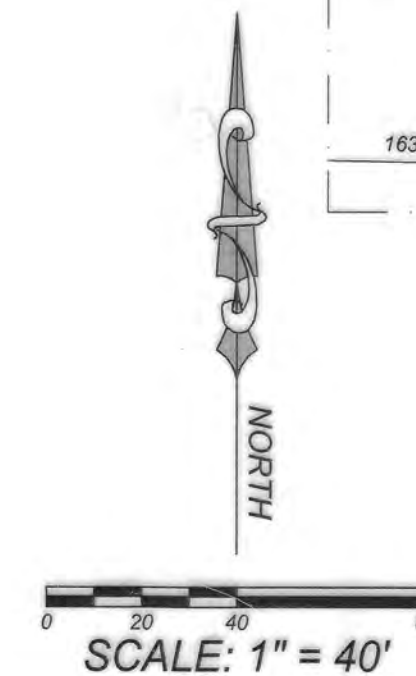
————— BOUNDARY LINE

————— LOT LINE

————— ADJACENT LOT LINE

————— EASEMENT LINE

— — — — SECTION LINE



CHECKED BY:	DCD
DRAFTED BY:	WAL
SCALE:	1" = 40'
DATE:	09/13/2018
JOB NO:	LCE 18-050

1

2

PATANO ESTATES

A REPLAT OF A PORTION OF BLOCK 20 OF REID'S ADDITION OF COEUR D'ALENE
IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK: _____ PAGE: _____

INSTRUMENT No. _____

KOOTENAI COUNTY RECORDER

THIS PLAT WAS RECORDED AT THE REQUEST OF SANDRA PATANO FOR RECORD IN THE OFFICE OF THE
RECORDER OF KOOTENAI COUNTY, IDAHO, THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF PLATS, PAGE(S) _____, AS INSTRUMENT NUMBER _____.
FEE \$ _____

DEPUTY CLERK

JIM BRANNON, KOOTENAI COUNTY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND
DEDICATION HAVE BEEN PAID THROUGH December 31, 20 18.
DATED THIS 6th DAY OF November, 20 18

Jessie Thomas
KOOTENAI COUNTY TREASURER Chief Deputy

CITY COUNCIL CERTIFICATE

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CITY OF COEUR D'ALENE - CLERK

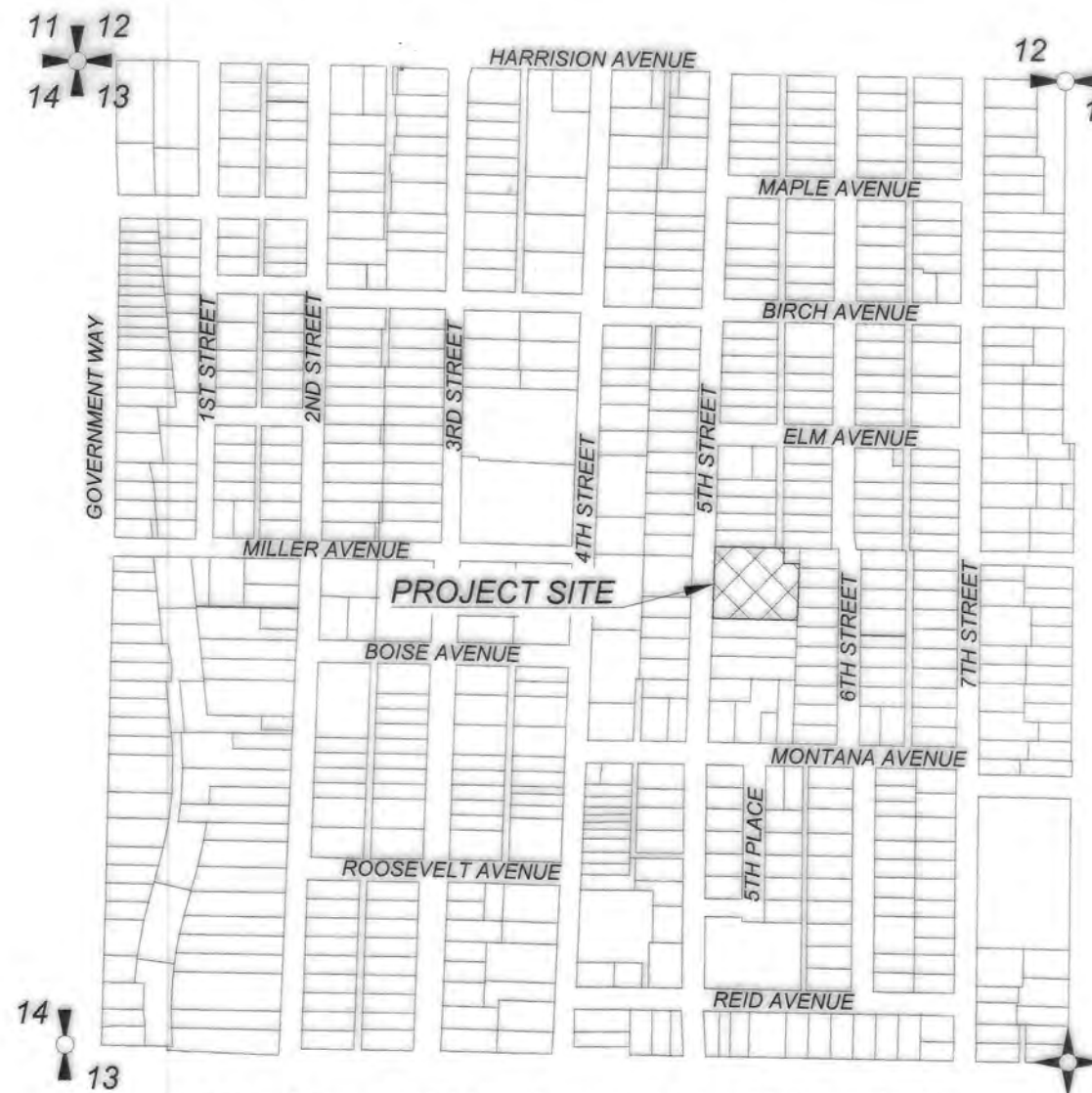
Christy A. Budy PE # 10804
CITY OF COEUR D'ALENE - CITY ENGINEER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON
A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING CITY OF COEUR D'ALENE
AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE
DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER
EXTENSIONS HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY
BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF
DISAPPROVAL.

DATED THIS 5th DAY OF November, 20 18

Paul Ireland
PANHANDLE HEALTH DISTRICT 1



SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST

VICINITY MAP

SCALE 1" = 500'

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE
DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN
MET.

DATED THIS _____ DAY OF _____, 20____.



SURVEYOR'S CERTIFICATE

I, DAVID SCHUMANN, PROFESSIONAL LAND SURVEYOR #4182, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE
PLAT OF PATANO ESTATES IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON, UNDER
MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, IS IN CONFORMITY
WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. ALL INTERIOR CORNERS WILL BE SET, AS
SHOWN ON THIS PLAT, ON OR BEFORE ONE YEAR FROM RECORDING OF THIS PLAT, IN ACCORDANCE WITH
IDAHO CODE 50-1331 & 50-1303.

David Schumann
DAVID SCHUMANN

9/13/18
DATE

OWNER'S CERTIFICATE AND DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT SANDRA E. PATANO, AN UNMARRIED WOMAN, DOES HEREBY CERTIFY
THAT SHE OWNS AND HAS LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN AS PATANO ESTATES,
BEING A REPLAT OF A PORTION OF BLOCK 20 OF REID'S ADDITION TO COEUR D'ALENE RECORDED IN BOOK A OF
PLATS, PAGE 141, RECORDS OF KOOTENAI COUNTY, IDAHO, LYING IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, BEING A 2 INCH ALUMINUM CAP MARKED "PLS
4565" PER CP&F INSTRUMENT NUMBER 2645727000, RECORDS OF KOOTENAI COUNTY, IDAHO, FROM WHICH THE
NORTH QUARTER CORNER BEARS, SOUTH 89°01'54" EAST 2654.09 FEET; THENCE ALONG THE NORTH LINE OF SAID
NORTHWEST QUARTER, SOUTH 89°01'54" EAST 1765.89 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°20'37"
WEST 1287.10 FEET TO THE NORTHWEST CORNER OF BLOCK 20 OF SAID REID'S ADDITION TO COEUR D'ALENE
AND ON THE SOUTH LINE OF BLOCK 8 OF NORTH PARK ADDITION TO THE TOWN OF COEUR D'ALENE RECORDED IN
BOOK B OF PLATS, PAGE 5, RECORDS OF KOOTENAI COUNTY, IDAHO, BEING A 1/2 INCH REBAR, SAID POINT ALSO
BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 8, SOUTH 88°55'23" EAST 182.21 FEET;

THENCE LEAVING SAID SOUTH LINE, SOUTH 02°23'43" WEST 42.01 FEET;

THENCE SOUTH 88°55'23" EAST 46.01 FEET TO THE WEST LINE OF LOT 1, BLOCK 19 OF SAID PLAT OF REID'S
ADDITION TO COEUR D'ALENE;

THENCE ALONG THE WEST LINE OF LOTS 1 THROUGH 4 OF SAID BLOCK 19, SOUTH 02°23'43" WEST 150.33 FEET TO
THE NORTHEAST CORNER OF BLOCK 21 OF SAID REID'S ADDITION TO THE TOWN OF COEUR D'ALENE, BEING A 1/2
INCH REBAR;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 21, NORTH 88°55'11" WEST 228.01 FEET TO THE EAST RIGHT OF
WAY OF 5TH STREET;

THENCE ALONG THE EAST RIGHT OF WAY OF SAID 5TH STREET, NORTH 02°19'57" EAST 192.32 TO THE TRUE POINT
OF BEGINNING;

SAID PARCEL CONTAINING 41930 SQUARE FEET OF LAND, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

SANITARY SEWER DISPOSAL FOR THIS PLAT IS PROVIDED BY THE CITY OF COEUR D'ALENE;

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY THE CITY OF COEUR D'ALENE;

DIRECT ACCESS 5TH STREET FROM LOTS 2 AND 3 BLOCK 1 SHALL BE PROHIBITED.

Sandra E. Patano
SANDRA E. PATANO,

10/3/18
DATE

AN UNMARRIED WOMAN

NOTARY CERTIFICATE

STATE OF IDAHO _____

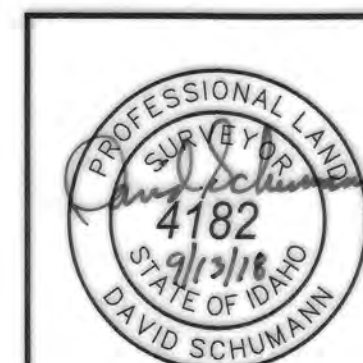
COUNTY OF KOOTENAI _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF October IN THE
YEAR 2018, BY SANDRA E. PATANO, AN UNMARRIED WOMAN.

Andrea L. Dittman
NOTARY PUBLIC

MY COMMISSION EXPIRES ON 1-10-23

ANDREA L. DITTMAN
COMM. NO. 57253
NOTARY PUBLIC
STATE OF IDAHO



CHECKED BY: DCD
DRAFTED BY: WAL
SCALE: N/A
DATE: 09/13/2018
JOB NO: LCE 18-050

2

2

AGREEMENT TO PERFORM SUBDIVISION WORK

Patano Estates (SS-18-10)

THIS AGREEMENT made this 20th day of November, 2018 between Sandra E. Patano, whose address is 930 N. 5th Street, Coeur d'Alene, ID 83814, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved, subject to completion of the required improvements, the subdivision plat of Patano Estates, a three (3) lot, residential development in Coeur d'Alene, situated in the Northwest ¼ of Section 13, Township 50 North, Range 4 West, B.M., Kootenai County, Idaho; NOW, THEREFORE,

IT IS AGREED AS FOLLOWS:

The Developer agrees to complete the following public improvements: Installation of a sanitary sewer service lateral, remove and replace standard concrete curb, sidewalk, and Asphalt on or before the 20th day of November, 2019. Said improvements are more particularly described on the submitted estimate of probable construction costs dated October 3, 2018 attached as Exhibit "A", compiled by Drew Dittman, PE, #11138 of Lakecity Engineering, whose address is 126 E. Poplar Avenue, Coeur d'Alene, ID 83814.

The Developer, prior to recording the plat, shall deliver to the City, security in the amount of Four Thousand Two Hundred and 00/100 Dollars (\$4,200.00) which is the cost required for securing the obligation of the Developer to complete the subdivision improvements referred to herein. Should the Developer noted herein fail to complete the improvements within the time herein provided, the City may utilize the funds to complete or have the improvements completed. In the event the City completes the improvements as a result of the Developer's default, the Developer shall be responsible for any costs that exceed the installed security for the public improvements noted herein.

The Parties further agree that the City has utilized substantial staff time to prepare this agreement, which will benefit the Developer. The Parties further agree the City should be reimbursed a reasonable fee for its costs to prepare such agreement. The Parties further agree that such fee should be in the amount of Twenty Five and No/100 Dollars (\$25.00).

IN WITNESS WHEREOF, the parties have set their hands and seal the day and year first above written.

City of Coeur d'Alene

Steve Widmyer, Mayor

Developer



Sandra E. Patano

ATTEST:

Renata McLeod, City Clerk

EXHIBIT 'A'

Patano Estates

Date: 10/3/2018

Performance Bond Estimate

Description	Quantity	Units	Unit Price	Amount
4' Sanitary Sewer Service - Lot 2	1	ea	\$ 750.00	\$ 750.00
Sawcut Existing / Demo	1	ls	\$ 300.00	\$ 300.00
Traffic Control	1	ls	\$ 250.00	\$ 250.00
AC / Curb / Sidewalk Replacement	1	ls	\$ 1,500.00	\$ 1,500.00
Total COST				\$ 2,800.00
150% Bond Increase				\$ 1,400.00
Bond Amount				\$ 4,200.00

**CITY COUNCIL
STAFF REPORT**

DATE: November 8, 2018
FROM: Chris Bosley – City Engineer
SUBJECT: Welch Comer Stormwater Design Agreement

=====

DECISION POINT:

Should the City Council approve the Stormwater Design Agreement with Welch Comer?

HISTORY:

As a part of ITD's Fastlane project, intersection improvements will be made to Kathleen Avenue at its intersection with US-95. The improvement will include two left turn lanes from southbound US-95 onto eastbound Kathleen Avenue. In order to improve safety and traffic efficiency of Kathleen Avenue, the southernmost eastbound lane should be extended to Government Way, but is not included within the Fastlane grant project. Due to lack of right-of-way, innovative solutions to stormwater management are needed. By developing a conceptual design for the roadway and identifying existing right-of-way constraints, stormwater quantities can be calculated and solutions identified for conveyance and disposal.

FINANCIAL ANALYSIS:

The cost for completion of the work is \$24,500, which has been budgeted for within Streets and Engineering.

PERFORMANCE ANALYSIS:

Approval of this agreement will enable the City to identify potential locations and methods for stormwater containment and disposal. It will also provide for the first step in developing a design for the additional lane, allowing the City to begin right-of-way discussions with adjacent property owners.

DECISION POINT/RECOMMENDATION:

The City Council is being asked to approve the Stormwater Design Agreement with Welch Comer.

PROFESSIONAL SERVICES AGREEMENT
between
CITY OF COEUR D'ALENE
and
WELCH COMER & ASSOCIATES, INC.
for
KATHLEEN AVENUE STORMWATER DESIGN PHASE SERVICES

This Agreement, made and entered into this 20th day of November, 2018, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation organized and existing under the laws of the state of Idaho (hereinafter "City"), and **WELCH COMER & ASSOCIATES, INC.**, an Idaho corporation, with its principal place of business at 350 E. Kathleen Avenue, Coeur d'Alene, ID (hereinafter "Consultant").

WITNESSETH:

Section 1. Definition. In this agreement:

- A. The term "City" means the City of Coeur d'Alene, 710 E. Mullan Avenue, Coeur d'Alene, Idaho 83814.
- B. The term "Consultant" means Welch Comer & Associates, Inc., 350 E. Kathleen Avenue, Coeur d'Alene, Idaho 83815.
- C. The term "Mayor" means the Mayor of the City of Coeur d'Alene or his authorized representative.

Section 2. Employment of Consultant. The City hereby agrees to engage the Consultant and the Consultant hereby agrees to perform the services hereinafter set forth.

Section 3. Scope of Services.

- A. The Consultant shall perform the services described in the Scope of Services attached hereto and incorporated herein by reference as Exhibit A.
- B. Area Covered: The Consultant shall perform all the necessary services provided under this Agreement respecting the tasks set forth in the Scope of Services.

Section 4. Personnel.

- A. The Consultant represents that it has or will secure at its own expense all personnel required to perform its services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the services required hereunder will be performed by the Consultant or under his direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.
- C. The Consultant agrees to maintain Worker's Compensation coverage on all employees, including employees of subconsultants, during the term of this Agreement, as required by Idaho Code Sections 72-101 through 72-806. Should the Consultant fail to maintain such insurance during the entire term hereof, the Consultant shall indemnify the City against any loss resulting to the City from such failure, either by way of compensation or additional premium liability. The Consultant shall furnish to the City, prior to commencement of the work, such evidence as the City may require guaranteeing contributions which will come due under the

Employment Security Law including, at the option of the City, a surety bond in an amount sufficient to make such payments.

Section 5. Time of Performance. The services of the Consultant shall commence upon execution of this Agreement by the Mayor and shall be completed within Ninety (90) days thereafter. The period of performance may be extended for additional periods only by the mutual written agreement of the parties.

Section 6. Compensation.

- A. Subject to the provisions of this Agreement, the City shall pay the Consultant a lump sum amount of Twenty-Four thousand five hundred dollars and NO/100 (\$24,500). See exhibit A for Task and Fee breakdown.
- B. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, use of facilities, service or other thing of value to the Consultant in connection with performance of agreement duties. The parties understand and agree that, except as otherwise provided in this Section, administrative overhead and other indirect or direct costs the Consultant may incur in the performance of its obligations under this Agreement have already been included in computation of the Consultant's fee and may not be charged to the City.

Section 7. Method and Time of Payment. The City will pay to the Consultant a lump sum amount set forth in Section 6 which shall constitute the full and complete compensation for the Consultant's professional services. Monthly progress payments must be submitted by the 10th of the month for work done in the previous calendar month. Partial payment shall be made by the end of each calendar month for the work completed in the previous calendar month. Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council.

Section 8. Termination of Agreement for Cause. If, through any cause within Consultant's reasonable control, the Consultant shall fail to fulfill in a timely and proper manner his obligations under this Agreement, or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall, after providing Consultant reasonable time to remedy the deficiency, thereupon have the right to terminate this Agreement by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In that event, all finished or unfinished hard copy documents, data, studies, surveys, and reports or other material prepared by the Consultant under this agreement shall at the option of the City become its property, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and materials. Equitable compensation shall not exceed the amount reasonably billed for work actually done and expenses reasonably incurred.

Section 9. Termination for Convenience of City. The City may terminate this Agreement at any time by giving thirty (30) days' written notice to the Consultant of such termination and specifying the effective date of such termination. In that event, all finished or unfinished documents and other materials as described in Section 8 above shall, at the option of the City, become its property. The Consultant shall cease work under this Agreement upon receipt of such notice.

Section 10. Modifications. The City may, from time to time, require modifications in the general scope of services initial basic services of the Consultant to be performed under this Agreement. The type and extent of such services cannot be determined at this time; however, the Consultant agrees to do such work as ordered in writing by the City, and the City agrees to compensate the Consultant for such work accomplished by written amendment to this Agreement.

Section 11. Equal Employment Opportunity.

- A. The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity/expression, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity/expression, or national origin. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. The Consultant agrees to post in conspicuous places available for employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity/expression, or national origin. The Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this agreement so that such provisions will be binding upon each subconsultant, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- B. The Consultant shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the City may require.

Section 12. Interest of Members of City and Others. No officer, member, or employee of the City and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects his personal interest or the interest of any corporation, partnership, or association in which he is, directly or indirectly, interested or has any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 13. Assignability.

- A. The Consultant shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Consultant from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.
- B. The Consultant shall not delegate duties or otherwise subcontract work or services under this Agreement without the prior written approval of the City.

Section 14. Interest of Consultant. The Consultant covenants that he presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed.

Section 15. Findings Confidential. Any reports, information, data, etc., given to or prepared or assembled by the Consultant under this Agreement which the City requests to be kept confidential shall not be made available to any individual or organization by the Consultant without the prior written approval of the City.

Section 16. Publication, Reproduction and Use of Materials. No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data electronic files, or other materials prepared under this Agreement. Consultant shall provide copies of such work products to the City upon request.

City may make and retain copies of Documents for information and reference in connection with use on the Project by the City. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modification without written verification or adaptation by the Consultant as appropriate for the specific purpose intended, will be at the City's sole risk and without liability or legal exposure to the Consultant and Consultant's subconsultants. To the extent allowed by law, the City shall indemnify and hold harmless the Consultant and Consultant's subconsultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting such reuse.

Section 17. Audits and Inspection. Consultant shall provide access for the City and any duly authorized representatives to any books, documents, papers, and records of the Consultant that are directly pertinent to this specific agreement for the purpose of making audit, examination, excerpts, and transcriptions. Consultant shall retain all records pertinent to the project for three years after final payment and all other pending matters are closed.

Section 18. Jurisdiction; Choice of Law. Any civil action arising from this Agreement shall be brought in the District Court for the First Judicial District of the State of Idaho at Coeur d'Alene, Kootenai County, Idaho. The law of the state of Idaho shall govern the rights and obligations of the parties.

Section 19. Non-Waiver. The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of the City thereafter to enforce each and every protection hereof.

Section 20. Permits, Laws and Taxes. The Consultant shall acquire and maintain in good standing all permits, licenses and other documents necessary to its performance under this Agreement. All actions taken by the Consultant under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. The Consultant shall pay all taxes pertaining to its performance under this Agreement.

Section 21. Relationship of the Parties. The Consultant shall perform its obligations hereunder as an independent contractor of the City. The City may administer this Agreement and monitor the Consultant's compliance with this Agreement, but shall not supervise or otherwise direct the Consultant except to provide recommendations and to provide approvals pursuant to this Agreement.

Section 22. Integration. This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties.

Section 23. City Held Harmless.

- A. The Consultant shall save, hold harmless, and indemnify the City, its officers, agents and employees from and against any and all damages or liability arising out of the Consultant's wrongful acts or negligence, including costs and expenses, for or on account of any and all legal actions or claims of any character arising from injuries or damages sustained by any person or persons or property related to the Consultant's performance of this Agreement and not arising from Consultant's professional services. To this end, Consultant shall maintain general liability insurance in at least the amounts set forth in Section 25A.
- B. The Consultant shall save, hold harmless and indemnify the City, its officers, agents, and employees from and against damages or liability arising out of the Consultant's negligent acts, errors, or omissions, including costs and expenses for or on account of any and all legal actions or claims of any character resulting from injuries or damages sustained by persons or property to the extent arising from Consultant's negligent performance of this Agreement, including but not limited to Consultant's professional services. To this end, Consultant shall maintain Errors and Omissions insurance in at least the amounts set forth in Section 25B.

Section 24. Notification. Any notice under this Agreement may be served upon the Consultant or the City by mail at the address provided in Section 1 hereof.

Section 25. Special Conditions. Standard of Performance and Insurance.

- A. Consultant shall maintain general liability insurance naming the City, its entities, and its representatives as additional insureds in the amount of at least \$500,000.00 for property damage or personal injury, death or loss as a result of any one occurrence or accident regardless of the number of persons injured or the number of claimants, it being the intention that the minimum limits shall be those provided for under Chapter 9, Title 6, Section 24 of the Idaho Code.
- B. In performance of professional services, the Consultant will use that degree of care and skill ordinarily exercised under similar circumstances by members of the Consultant's profession. Should the Consultant or any of the Consultants' employees be found to have been negligent in the performance of professional services from which the City sustains damage, the Consultant has obtained Errors and Omission Insurance in at least the amount of five hundred thousand dollars (\$500,000.00). The Consultant shall maintain, and furnish proof thereof, coverage for a period of two years following the completion of the project.
- C. The Consultant shall obtain and maintain auto liability insurance in the amount of \$500,000.00 for the duration of the project.

- D. Prior to work under this Agreement, the Consultant shall furnish to the City certificates of the insurance coverages required herein, which certificates must be approved by the City Attorney. Certificates shall provide cancellation notice information that assures at least thirty (30) days' notice prior to cancellation of a policy for any reason. The Consultant shall promptly notify the City upon receipt of a notice of cancellation.

Section 26. Non – Discrimination. During the performance of this Agreement, the Consultant, for itself, its assignees and successors in interest (hereinafter collectively referred to as the "Consultant") agrees as follows:

- A. The Consultant shall comply with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.
- B. The Consultant, with regard to the work performed by it during the term of the Agreement, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-consultants, including procurement of materials and leases of equipment. The Consultant shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- C. In all solicitations either by competitive bidding or negotiations made by the Consultant for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the Consultant of the Consultant's obligations under this Agreement and the Regulations relative to non-discrimination on the grounds of race, color, sex, or national origin.
- D. The Consultant shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the contracting agency or the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a consultant is in the exclusive possession of another who fails or refuses to furnish this information, the Consultant shall so certify to ITD or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.
- E. In the event of the Consultant's non-compliance with the non-discrimination provisions of this Agreement, the contracting agency shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:
- Withholding of payments to the Consultant under the Agreement until the Consultant complies, and/or;
 - Cancellation, termination, or suspension of the Agreement, in whole or in part.

The Consultant shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Consultant shall take such action with respect to any sub-consultant or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a consultant becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the Consultant may request ITD enter into such litigation to protect the interests of the City and, in addition, the Consultant may request the USDOT enter into such litigation to protect the interests of the United States.

IN WITNESS WHEREOF, this Agreement executed the day and year first written above.

CITY OF COEUR D'ALENE

WELCH COMER & ASSOCIATES, INC.

Steve Widmyer, Mayor

By _____
Its President

ATTEST:

ATTEST:

Renata McLeod, City Clerk

Exhibit A

Scope of Work

1. Specific Project Data

- 1.1. TITLE: Kathleen Avenue Stormwater Preliminary Design
- 1.2. DESCRIPTION: Owner is planning for widening of Kathleen Avenue between US 95 and Government Way. The purpose of this Agreement is to provide the boundary/topographic survey and preliminary stormwater design only.

2. Services of CONSULTANT: CONSULTANT will perform the services for each service phase identified below after receiving authorization to proceed from CITY for each service phase.

2.1. Design Phase Services

A. Topographic Survey

1. Topographic Survey: Perform topographic survey along Kathleen Ave. from Government Way to US 95. The survey will locate visible features including roadway pavement (edges and crown), striping, curbs, sidewalks, retaining walls, significant grade breaks, drainage structures, sewer structures, water distribution structures, utility poles, trees, significant vegetation, railings, fences, signs, building fronts, stairways, and other elements pertinent to the design of the project improvements. Consultant will also request utility locates, maps and electronic files from local One-call service or the utility agency. Data Reduction/Analysis: The topographic survey data will be processed and undergo a strict quality control review, including but not limited to, instrument heights, rod heights, backsight orientation, PDOP, RMS, field codes and field notes. Field notes and daily field reports will be scanned and logged in daily.
2. Base Mapping: Prepare a topographic base map using field survey data and existing record drawings provided by agencies or utility companies.

B. Existing Right of Way Survey

1. Records Research and Survey Calculations: Perform survey records research with a focus on records of surveys, plats and corner perpetuation and filing (CPF) records.
2. Field Surveys – Monument Search: Locate monumentation of record or visible within and adjacent to the project corridor. Monument research will consist of a comprehensive field search based on the office research. Section and quarter corner monuments necessary for right of way resolution, if any, will be searched for. It is anticipated that up to 20 monuments could be searched for. All found monuments will be depicted on the right of way base map
3. Right of way Resolution: Utilizing a combination of the found monuments and records research, the existing right of way and centerline(s) will be determined. Prepare an AutoCAD right of way drawing showing all found monuments in addition to the right of way and centerline data. Platted private property lines will be shown based on the platted lot information.

C. Survey Assumptions

1. Property corner and right of way monuments will not be set.
2. Sufficient monuments exist to define the right of way.
3. Individual property lines will not be determined.
4. 1 day of Traffic Control will be required for the field surveys.
5. Title reports will not be required.

D. Preliminary Stormwater Design

1. **Conceptual Road Design:** Provide conceptual roadway designs to determine stormwater collection/treatment location. Roadway design will be limited to general horizontal/vertical alignment, widening, and lane configurations determined by the Owner. It is assumed widening will occur primarily to the south.
2. **Stormwater:** Design stormwater modifications to accommodate the additional runoff from the widened roadway. Stormwater could be with traditional grassy swales or filtration systems. Treatment areas could be on the south side only, side streets to the north, at the Kootenai County Fairgrounds, or a combination.
3. **Utility Coordination:** Meet with utility companies as necessary to coordinate existing locations and needed relocations of all utilities.
4. **Development of Preliminary Design Phase Documents**
 - i. Prepare Preliminary Design Phase documents consisting of preliminary design criteria, and drawings.
 - ii. Advise OWNER if additional reports, data, information, or services are necessary and assist OWNER in obtaining such reports, data, information, or services.
 - iii. Based on the information contained in the Preliminary Design Phase documents, submit an opinion of probable Construction Cost and any adjustments to Total Project Costs known to ENGINEER.
 - iv. Submit one electronic copy and one hard copy of the Preliminary Design Phase documents and revised opinion of probable Construction Cost to OWNER.
 - v. ENGINEER's services under the Preliminary Design Phase will be considered complete on the date when final copies of the Preliminary Design Phase documents have been delivered to OWNER.

3. Payments to CONSULTANT for Services

3.1. CITY shall pay CONSULTANT as follows:

- A. **Lump Sum Services:** For Basic Services having a Determined Scope-Lump Sum Method of Payment. CITY shall pay CONSULTANT for the services identified herein the following Lump Sum amounts for each phase:

Task	Fee Amount
Preliminary Stormwater Design	\$24,500

- i. The Lump Sum includes appropriate amounts to account for labor, overhead, profit, and Reimbursable Expenses. Subconsultant charges, if any, are included in the above.
- ii. The portion of the Lump Sum amount billed for CONSULTANT's services will be based upon CONSULTANT's estimate of the proportion of the total services actually completed during the billing period to the Lump Sum.

Location Map



OTHER BUSINESS

CITY COUNCIL STAFF REPORT

DATE: November 14, 2018
FROM: Mike Becker, Wastewater Utility Project Manager
SUBJECT: Request purchase of two (2) front end loaders for the Compost Facility.

DECISION POINT:

The Wastewater (WW) Utility is requesting approval to request bids or State of Idaho Procurement for the purchase of two new front end loaders to replace the existing two John Deere leased loaders used at the City's Compost Facility and an increase.

HISTORY:

The City's Compost Facility requires two front end loaders to convey, mix, and pile biosolids, and wood chips within the Facility. Further, they are vital pieces of equipment needed in moving and loading of the stable compost material.

During FY 2013/14, Council approved a John Deere 5 yr./5000-hr. Lease Term Agreement of two (2) 544K front end loaders for the compost facility to replace the existing loaders. This lease term will end on March 10, 2019. A final payment of \$165,250.00 will be due should the City choose to take ownership of these loaders. Currently, both of these loaders have approximately 3,566 and 3,504 hours, respectively and over the past 5 years, we have discovered some operation and performance deficiencies. Ultimately, these loaders require some specifications for specialized equipment operating with compost material.

FINANCIAL ANALYSIS:

Similar to the Streets Department, WW asked for competitive lease quotes from two local dealers. At the same time, WW solicited direct purchase quotes. The intent was to compare lease and direct purchase costs to replace the two leased John Deere medium-sized loaders with two (2) more appropriately sized loaders. A comparison of the two quotes is shown in the table below:

	Existing Loader	Small Loader		Large Loader	
US Dollars	JD 544K ^A	JD 624K	CAT 938M	JD 644K	CAT 950 GC
Purchase Cost:	\$208,823.41	\$206,813.00	\$189,464.67	\$237,917.00	\$200,284.70
Yearly Lease Payment:	\$22,015.90	\$22,608.35	\$22,700.00	\$24,084.85	\$25,330.00
Final Payment:	\$165,250.00	\$129,724.72	\$125,000.00	\$160,280.16	\$135,000.00
Total Cost at End of Lease:	\$275,329.50	\$242,766.47	\$238,500.00	\$280,704.41	\$261,650.00
Purchase Savings^A		\$35,953.47	\$49,035.30	\$42,787.41	\$61,365.30

^A Does not account for depreciation

WW determined a direct purchase option offers a cost savings of \$79,000 to \$110,000 over the next 5 years but the loaders should last for 12 to 15 years which would create additional savings over leasing. WW's 2018-19 budget includes \$125,000 for the lease of two replacement loaders. WW would need a budget amendment for FY 18-19 for \$400,000 to cover the purchase of the two loaders. At this time, WW believes a direct purchase offers the greatest value to the City and rather than leasing these loaders again, we would like to bid out the replacement of the two existing John Deere Loaders.

PERFORMANCE ANALYSIS:

While both of these loaders have satisfactorily functioned at the compost facility, compost operators have observed performance deficiencies with these medium-sized loaders. A smaller loader operating within the compost buildings (restricted areas) and a larger "outside" loader would improve facility operation efficiencies in the overall production of compost. Both new loaders have been specified with higher lifting capabilities, greater bucket capacities and tighter turning radius.

The primary use of these loaders will be for the Compost Facility; however, the smaller loader will include provisions to accommodate the Street Department's plow equipment for additional emergency snow removal should it be needed. An interfund transfer from the Street should cover the additional costs associated for the plowing.

To avoid paying any late fees for the two existing John Deere loaders, WW will need to take delivery of both new loaders prior to March 10, 2019. WW projects these loaders will exceed 4,000 hours by March 10.

RECOMMENDATION:

The Wastewater (WW) Utility is requesting approval to request bids or State of Idaho Procurement for the purchase of two new front end loaders to replace the existing two John Deere leased loaders used at the City's Compost Facility.

PUBLIC HEARINGS

**CITY COUNCIL
STAFF REPORT**

DATE: 11/20/18

FROM: TONY BERNIS, IGNITE CDA, EXECUTIVE DIRECTOR AND CITY OF COEUR D'ALENE

SUBJECT: PUBLIC HEARINGS & READING OF THE ORDINANCES FOR THE REVISED RIVER DISTRICT AND LAKE DISTRICT REDEVELOPMENT PLANS AND THE NEW ATLAS DISTRICT REDEVELOPMENT PLAN

=====

DECISION POINT:

Should the City Council approve the modifications to the River and Lake Districts' urban renewal plans, and approve the new Atlas Urban Renewal Project.

HISTORY:

In accordance with direction from the City Council, ignite CDA has been working on the creation of an urban renewal plan for the new Atlas Urban Renewal Project and modifications to the River and Lake Districts' urban renewal plans.

The Stimson Mill Site, located adjacent to the Spokane River, was used for lumber mill operations for more than 100 years. In 2005, Stimson Lumber closed. The Stimson Mill Site was acquired by Blackrock Development in 2006, placed in receivership by Washington Trust Bank in 2008, and later sold in three large parcels. The 21-acre parcel ("Rivers Edge") and 3.8-acre parcel ("Triangle Piece") were acquired by Douglass Properties and are still owned by Douglass entities. The third 45-acre parcel ("Atlas Site") changed ownership several times. Numerous private developers evaluated the Atlas Site for development, but passed because of the site's unique and complicated characteristics, including the City-owned 5-acre former railroad right of way that crosses the site.

In 2017, the City of Coeur d'Alene, in collaboration with the City's urban renewal agency, ignite cda, recognized the opportunity to achieve two major community objectives through the purchase of the Atlas Site:

1. Preserve waterfront property for the community.
2. Stimulate private development in a blighted portion of the City's area of impact.

Also in 2017, an existing eligibility study for the area was updated and it was determined that the Stimson Mill Site was a deteriorating and/or deteriorated area as defined by Idaho Code sections 50-2018(8) and (9), and 50-2903(8).

In 2018, the City purchased the Atlas Site, and the City and ignite cda completed a master planning and financial feasibility analysis to establish "what it would take" to create a market-driven development that would adequately fund, through land sales and ignite cda tax increment financing ("TIF"), the site purchase, remediation, infrastructure improvements, and preservation of the waterfront as public space.

The result of this effort is a development master plan primarily focused on a variety of residential product types to capture multiple market segments, along with a smaller amount of destination commercial areas. The market analysis indicates that this type of development will fund, through land sales and TIF, the necessary infrastructure improvements and preservation of nearly 4,000 lineal feet (lf) of waterfront and 22 acres as public space, 12.5 on the waterfront and 9.5 in an upland area.

The master plan contemplates expansion of the existing River District and the Lake District, as set forth below, and creation of the new Atlas District which includes the Atlas Site, and the Rivers Edge and Triangle Piece sites. Ignite cda will lead the land development process, constructing the infrastructure “backbone” and disposing of the large neighborhood blocks to developers/builders through the request for proposal (“RFP”) process. Development standards will be created, following applicable City standards, for use in the RFPs to ensure that consistent and market valuable/stable products are constructed, while also allowing flexibility to adjust to market changes over the six- to eight-year absorption period. Ignite cda TIF funds will be used to complete the waterfront public space improvements early in the schedule to allow the public to enjoy the public space and to stimulate investment on the adjacent development land.

FINANCIAL ANALYSIS:

Attachment 5 of the Second Amendment to the River District Redevelopment Plan contains a 2018 update to the economic feasibility study for the existing River District Project Area. Attachment 5B contains the financial feasibility study for the area added by the Second Amendment to the River District Redevelopment Plan performed by Welch Comer Engineers and their team of real-estate advisors (Heartland, LLC), urban planners (GGLO), and landscape architects (BWA).

Attachment 5 of the Second Amendment to the Lake District Plan contains a 2018 update to the economic feasibility study for the existing Lake District Project Area. Attachment 5B contains the financial feasibility study for the area added by the Second Amendment to the Lake District Plan performed by Welch Comer Engineers and their team of real-estate advisors (Heartland, LLC), urban planners (GGLO), and landscape architects (BWA).

Attachment 4 of the Atlas District Plan contains the financial feasibility study of the proposed Atlas District performed by Welch Comer Engineers and their team of real-estate advisors (Heartland, LLC), urban planners (GGLO), and landscape architects (BWA).

A hard copy of the financials are included in the attachment.

PERFORMANCE ANALYSIS:

The Planning Commission reviewed the three plans for conformity with the Comprehensive Plan at their November 13, 2018, meeting and has found that all three plans conform. The Findings from the Planning Commission with its recommendations on conformity with the Comprehensive Plan are attached along with the staff reports to the Planning Commission, the urban renewal plan for the new Atlas District, and the revised urban renewal plans for the River and Lake Districts, all as exhibits to the applicable ordinances.

City Council is required to hold a public hearing, which will occur on November 20. It was thought advisable by outside counsel to have two readings of the ordinances on two separate dates (November 20 and December 4) for the three urban renewal districts for the purpose of transparency. The second reading of the ordinances and consideration by Council will take place on December 4, 2018.

DECISION POINT/RECOMMENDATION:

City Council should conduct the first reading of the ordinances for the three urban renewal districts on November 20, 2018, and continue the second reading to, and consider the ordinances on, December 4, 2018.

igniteCDA Urban Renewal District Expansion/Creation

City Council Meeting
November 20, 2018

OBJECTIVE

Provide Background Information Leading up to this Public Hearing and Reading of the Ordinances for the:

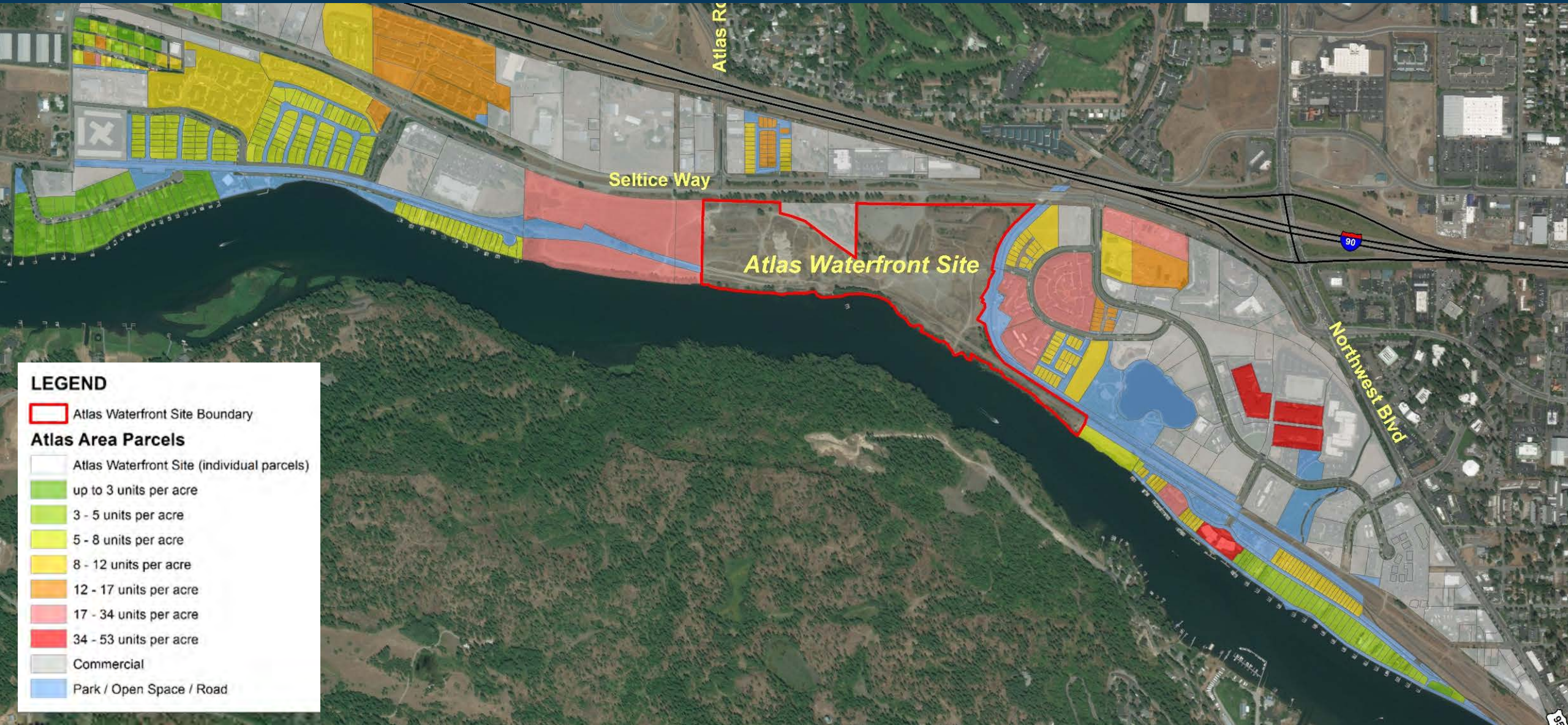
- Expansion of the River District
- Expansion of the Lake District
- Creation of the Atlas District

STIMSON MILL SITE CIRCA 1998





SURROUNDING LAND DENSITY AND COMMUNITY CONTEXT



PROCESS LEADING UP TO THIS MEETING

1. Community Engagement
 1. COR Vision Group Meeting #1 – February 7, 2018
 2. Public Presentation/Open House Meeting #2 – March 22, 2018
 3. Public Presentation/Open House Meeting #3 – April 25, 2018
 4. City Council/igniteCDA Workshop – Lake Coeur d’Alene Room at NIC’s Student Union – April 26, 2018 5pm
2. Site Master Plan
3. Financial Feasibility Analysis
4. Urban Renewal District Expansion/Creation Documents
5. Planning and Zoning Meeting – November 13, 2018

NEXT STEPS – POST URD FORMATION

1. Site Development Standards, Platting and PUD - 2019
2. Waterfront Public Space Design and Construction -2019
3. Site Infrastructure Improvements and ignite CDA Guided Property Disposition – 2019 to 2025 (?)

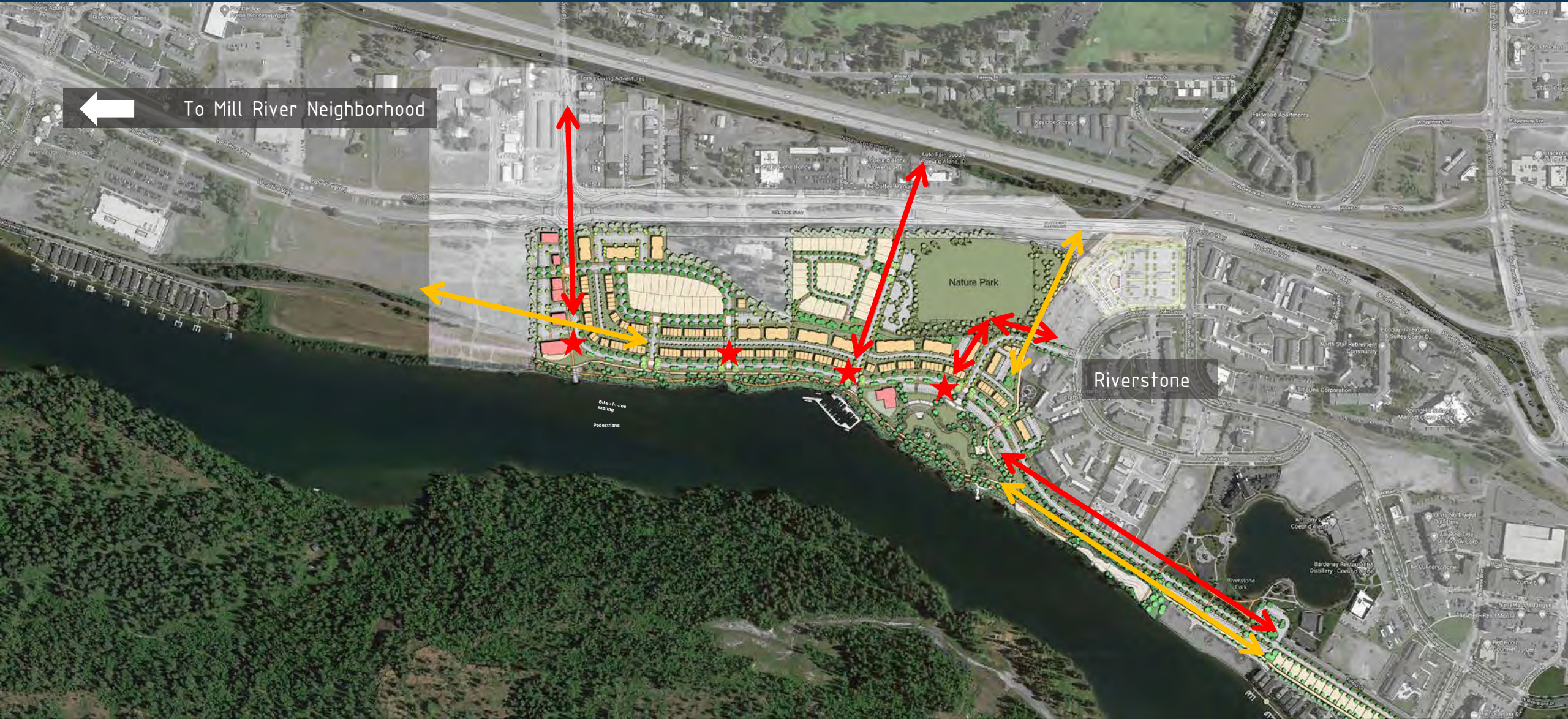
SITE PLAN



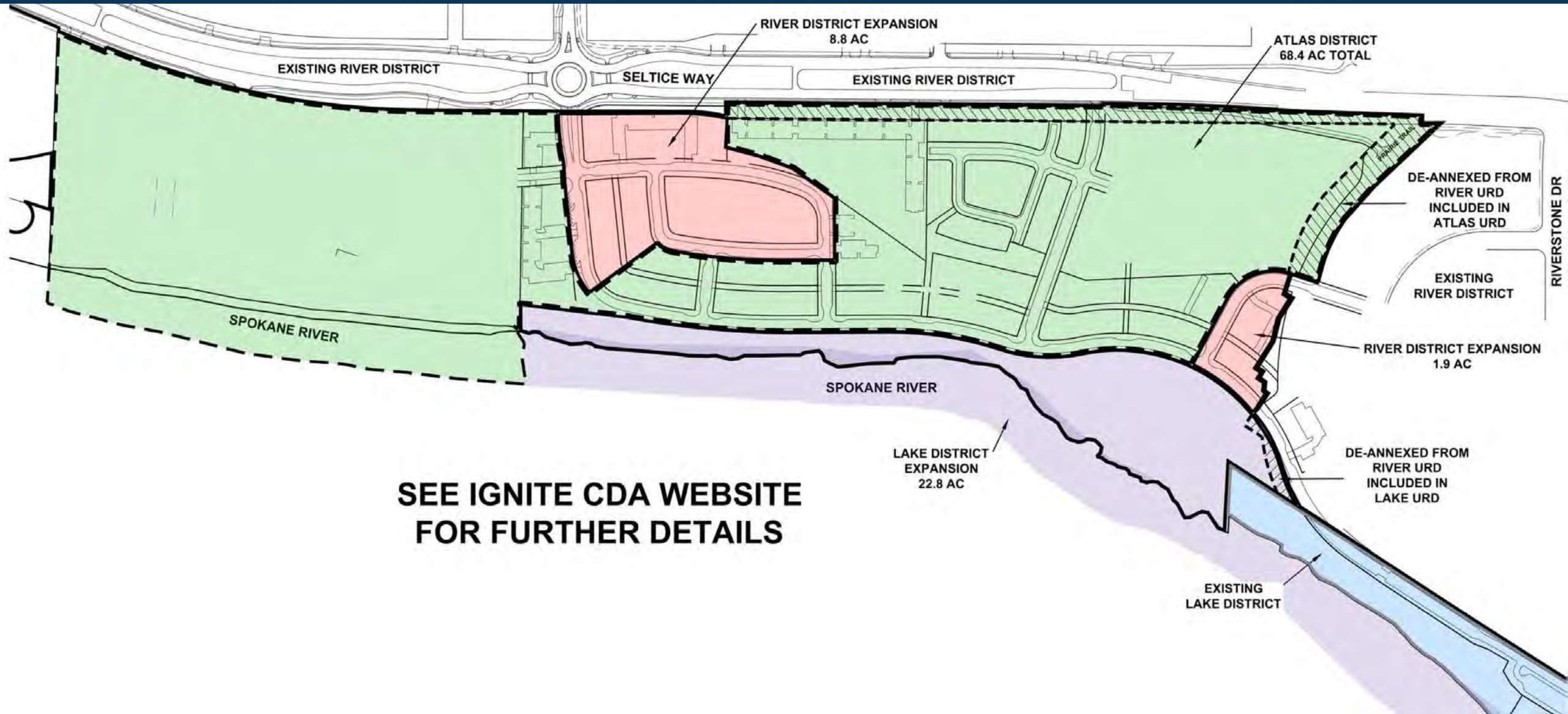
PRODUCT TYPES



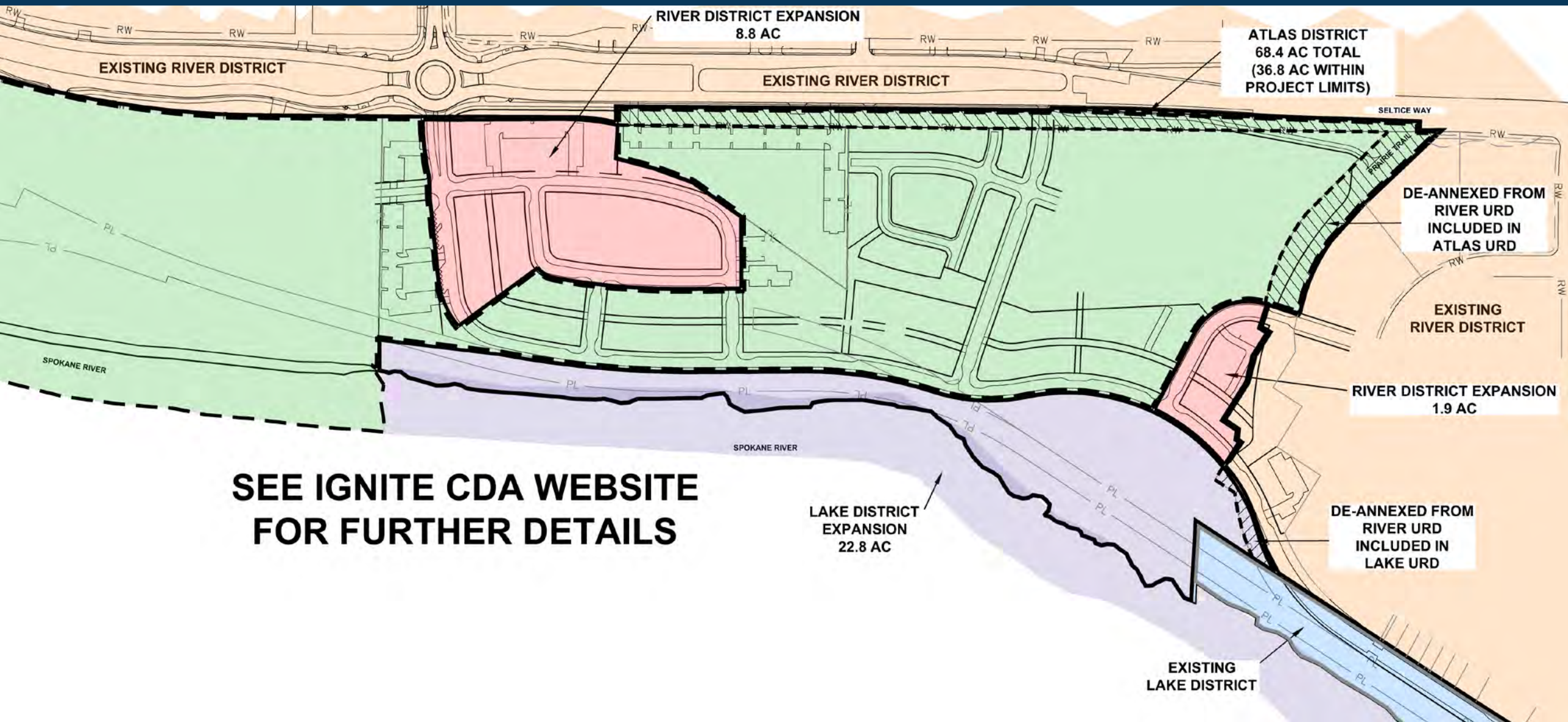
SITE PLAN CONTEXT



PROPOSED URD EXPANSION AND CREATION AREAS



DETAIL: URD CREATION/EXPANSION AREAS



SUMMARY

1. River District expansion
2. River District de-annexation area to be added to the Lake District
3. River District de-annexation area to be included the new Atlas District
4. Lake District expansion
5. Atlas District creation

THANK YOU

ORDINANCE NO. _____
COUNCIL BILL NO. 18-1027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN URBAN RENEWAL PROJECT, WHICH SECOND AMENDMENT SEEKS TO DEANNEX CERTAIN PARCELS FROM, AND ADD PARCELS TO, THE EXISTING RIVER DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about August 5, 1997, by Resolution No. 97-151, the City Council (the "City Council") and Mayor of the city of Coeur d'Alene, Idaho (the "City") created an urban renewal agency, the Coeur d'Alene Urban Renewal Agency (formerly d/b/a Lake City Development Corporation and now d/b/a ignite cda, the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), upon making the findings of necessity required for creating said Agency;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 2842 on December 16, 1997, approving the Coeur d'Alene Urban Renewal Plan for Midtown, Northwest Boulevard, and Downtown Urban Renewal Project (the "Lake District Urban Renewal Plan"), and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3154 on November 18, 2003, approving the Lake District Amended and Restated Urban Renewal Plan, and making certain findings, which, in part, extended the termination date from 2012 to 2021;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3155 on November 18, 2003, approving the River District Redevelopment Plan, and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3337 on August 19, 2008, approving the Lake District Second Amended and Restated Urban Renewal Plan, and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3542 on July 13, 2016, approving the First Amendment to the Lake District Second Amended and Restated Urban Renewal Plan for the purpose of deannexing certain parcels from the existing revenue allocation area (collectively, the "Lake District Urban Renewal Plan, and the amendments thereto, are referred to as the "Existing Lake District Plan");

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3543 on July 13, 2016, approving the First Amendment to the River District Redevelopment Plan for the purpose of deannexing certain parcels from the existing revenue allocation area (collectively, the “River District Redevelopment Plan, and the amendments thereto, are referred to as the “Existing River District Plan”);

WHEREAS, the above referenced Existing Lake District Plan and Existing River District Plan and their project areas are collectively referred to as the Existing Project Areas, and individually referred to as the Existing Lake District Project Area and the Existing River District Project Area;

WHEREAS, the Agency seeks to further amend the Existing River District Plan to deannex three (3) strips of land along the Existing River District Project Area boundary, as described in the Second Amendment defined below;

WHEREAS, the deannexation of the three (3) strips of land from the Existing River District Project Area will have no impact on the affected taxing districts because the property is City-owned and/or otherwise tax exempt. To the extent there is any taxable value associated with the deannexed parcels it is insignificant and results in no budgetary impact on the affected taxing districts. Further, the Agency does not receive any discernible revenues from the deannexed areas;

WHEREAS, the Agency has reviewed the financial impact of the deannexation on its allocation of revenue and has concluded the remaining allocation of revenue is sufficient to pay its operations, obligations, and to continue to implement the terms of the Existing River District Plan;

WHEREAS, pursuant to Idaho Code § 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in § 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions;

WHEREAS, Idaho Code § 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, based on inquiries and information presented, the City and the Agency commenced certain discussions concerning examination of an area as appropriate for an urban renewal project;

WHEREAS, the Atlas Mill Site, also known as the Stimson Mill Site, located adjacent to the Spokane River and previously used for lumber mill operations for more than 100 years, was originally examined for eligibility by Harlan Mann in April 2003 as part of a larger area. A portion of the area studied ultimately was included within the boundaries of the River District Project Area;

WHEREAS, in 2014, the Agency authorized Panhandle Area Council, Inc. ("PAC"), to commence an eligibility study and preparation of an eligibility report for the area referred to as the Atlas Mill Site and surrounding properties;

WHEREAS, the Agency obtained the Atlas Mill Site Urban Renewal Eligibility Report in March 2014 (the "2014 Report"), which examined an area known as the Atlas Mill Site Urban Renewal Project Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the 2014 Report was submitted to the Agency and adopted on March 19, 2014 by Resolution No. 14-01;

WHEREAS, after the Agency action in March 2014, no further activity took place;

WHEREAS, based on additional inquiries and information presented, the Agency authorized PAC to commence an eligibility study and preparation of an eligibility report for the area still referred to as the Atlas Mill Site, but including areas not previously studied (the "Revised Atlas Mill Site");

WHEREAS, the Agency obtained the Atlas Mill Site Urban Renewal Eligibility Report (the "2017 Report"), which examined the Revised Atlas Mill Site for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code §§ 50-2018(9) and 50-2903(8), which define a deteriorating area and a deteriorated area, many of the conditions necessary to be present in such an area are found in the Revised Atlas Mill Site, *i.e.*,

- a. faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- b. unsanitary or unsafe conditions;
- c. existence of conditions which endanger life or property by fire and other causes;
and
- d. any combination of such factors;

WHEREAS, the Revised Atlas Mill Site has a substantial portion of open land;

WHEREAS, under the Act a deteriorated area includes any area which consists of open land which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality;

WHEREAS, Idaho Code §§ 50-2018(9), 50-2903(8) and 50-2008(d) list the additional conditions applicable to open land areas, which are the same or similar to the conditions set forth above;

WHEREAS, such additional conditions regarding open land areas are present and are found in the Revised Atlas Mill Site;

WHEREAS, the effects of the listed conditions cited in the 2017 Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, under the Law and Act, Idaho Code §§ 50-2018(9) and 50-2903(8)(f), the definition of a deteriorated area or a deteriorating area shall not apply to any agricultural operation as defined in Idaho Code § 22-4502(1) absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Revised Atlas Mill Site did not include any parcels subject to such consent;

WHEREAS, the Agency Board, on May 10, 2017, adopted Resolution No. 17-04 accepting the 2017 Report and authorized the Agency Chair or Executive Director to transmit the 2017 Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan or plan amendments for the Revised Atlas Mill Site, which plan or plan amendments may include a revenue allocation area as allowed by the Act;

WHEREAS, the City Council, by Resolution No. 17-036, dated May 16, 2017, declared the Revised Atlas Mill Site described in the 2017 Report to be a deteriorated area or deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project and directed the Agency to commence preparation of an urban renewal plan or plan amendment for the area designated;

WHEREAS, through an open and public process, representatives from the City, Agency and other stakeholder groups determined the portion of the Revised Atlas Mill Site owned by the City would be developed more effectively and efficiently by dividing the area and establishing a new urban renewal project referred to as the Urban Renewal Plan for the Atlas Urban Renewal Project ("Atlas Plan"), and to amend the Existing River District Plan to add and remove geographic area pursuant to Idaho Code § 50-2033 and to amend the Existing Lake District Plan to add geographic area pursuant to Idaho Code § 50-2033;

WHEREAS, the Agency has embarked on amending the Existing River District Plan to redevelop an area that is currently in the City, pursuant to the Law and the Act, as amended;

WHEREAS, the Agency has prepared the Second Amendment to the River District Redevelopment Plan (the “Second Amendment”), as set forth in Exhibit 3 attached hereto for the purposes of 1) deannexing three (3) separate strips of land along the boundary of the existing revenue allocation area; and 2) to add two areas of land contiguous to the existing revenue allocation area;

WHEREAS, simultaneous with the creation of the Second Amendment, the Agency has prepared a plan amendment for the Existing Lake District Project Area, the Second Amendment to the Lake District Second Amended and Restated Urban Renewal Plan for the purpose of adding area to the existing revenue allocation area, and the proposed Atlas Plan;

WHEREAS, the proposed Atlas Plan creating the Atlas District Project Area will include two (2) of the areas deannexed from the Existing River District Project Area and the Second Amendment to the Lake District Plan will include one (1) of the deannexed areas;

WHEREAS, the Second Amendment amends the Existing River District Plan, which contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, in addition to the deannexation, the Second Amendment proposes to add two (2) geographic areas adjacent and contiguous to the Existing River District Project Area, specifically, the addition of approximately nine (9) acres of open land contiguous to the Existing River District Project Area on the south side of Seltice Way, and the addition of approximately two (2) acres of open land contiguous to the western boundary of the Existing River District Project Area and adjacent to the Riverstone Development;

WHEREAS, the Second Amendment updates certain provisions and financial information from the Existing River District Plan, as amended, including to address changes in the Law and Act, to provide a projection concerning remaining and additional improvements, projected expenses, and anticipated revenues through Plan termination;

WHEREAS, the Agency has prepared the Second Amendment for the additional area previously designated as eligible for urban renewal planning;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan;

WHEREAS, the Second Amendment contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, in order to implement the provisions of the Act, the Agency prepared and adopted the Second Amendment and submitted the Second Amendment and recommendation for approval thereof to the City;

WHEREAS, the Agency Board considered all comment and information submitted to the Agency during several Board meetings and at the Board meeting held on September 27, 2018;

WHEREAS, on September 27, 2018, the Agency Board passed Resolution No. 18-07 proposing and recommending approval of the Second Amendment;

WHEREAS, the Agency submitted the Second Amendment to the Mayor and City Council;

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Second Amendment;

WHEREAS, pursuant to the Law, at a meeting held November 13, 2018, the Coeur d'Alene Planning and Zoning Commission considered the Second Amendment and found that the Second Amendment is in all respects in conformity with the Comprehensive Plan and forwarded its findings to the City Council. A copy of the Finding is attached hereto as Exhibit 1;

WHEREAS, notice of the public hearing of the Second Amendment was caused to be published in the *Coeur d'Alene Press* on October 19 and November 2, 2018, a copy of said notice being attached hereto as Exhibit 2;

WHEREAS, as of October 19, 2018, the Second Amendment was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, the City Council during its regular meeting of November 20, 2018, held such public hearing;

WHEREAS, Idaho Code § 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval, in this instance, of Kootenai County, Idaho, declaring the need for an urban renewal plan for the proposed area;

WHEREAS, in 2018, the City purchased the portions of the Revised Atlas Mill Site lying outside the City limits, which property was formally annexed into the City as of October 20, 2018;

WHEREAS, though portions of the Revised Atlas Mill Site were outside the City limits at the time the Agency Board adopted the Second Amendment, because the property was acquired by the City and was formally annexed into the City as of October 20, 2018, no formal resolution from Kootenai County, Idaho, was necessary;

WHEREAS, as required by Idaho Code §§ 50-2905 and 50-2906, the Second Amendment contains the following information with specificity which was made available to the general public and all taxing districts prior to the public hearing on November 20, 2018, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set for final reading of the ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total

assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date;

WHEREAS, the Second Amendment authorizes certain projects to be financed by revenue allocation bonds or loans and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Second Amendment and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Sections 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interests of the citizens of the City to recommend approval of the Second Amendment and to adopt, as part of the Second Amendment, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Second Amendment in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the area added by the Second Amendment due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the area added by the Second Amendment in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1B and 2B of the Second Amendment is likely to increase as a result of initiation of urban renewal projects in accordance with the Second Amendment;

WHEREAS, under the Law and Act, any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) conform to the general plan of the municipality as a whole; (3) give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for

residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the base assessment roll of the area added by the Second Amendment, the area added by the Second Amendment to the Existing Lake District Project Area, the proposed Atlas District Project Area, together with the base assessment roll values of the Existing Project Areas, cannot exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, the area to be added by the Second Amendment cannot exceed ten percent (10%) of the area within the Existing River District Project Area, and the area to be added is contiguous to the Existing River District Project Area;

WHEREAS, it is necessary, and in the best interests of the citizens of the City to adopt the Second Amendment;

WHEREAS, the Second Amendment amends a pre-July 1, 2016, urban renewal plan containing a revenue allocation financing provision, and therefore, pursuant to Idaho Code Section 50-2903(4), there is no reset of the base assessment roll to the current values for the remaining Existing River District Project Area; and

WHEREAS, the City Council at its regular meeting held on November 20, 2018, considered the Second Amendment as proposed and made certain comprehensive findings.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COEUR D'ALENE:

SECTION 1: It is hereby found and determined that:

- (a) The Project Area, as defined in the Second Amendment, is a deteriorated or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.

- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Second Amendment are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Second Amendment conforms to the Comprehensive Plan of the City of Coeur d'Alene, as amended.
- (e) The Second Amendment gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Second Amendment, the need for overall public improvements, and the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Second Amendment.
- (f) The Second Amendment affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Second Amendment provides a feasible method for relocation obligations of any displaced families residing within the Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls of the Atlas District Project Area, the area added by the Second Amendment, the area added by the Second Amendment to the Existing Lake District Project Area, together with the collective base assessment roll values of the Existing Project Areas, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The area to be added by the Second Amendment does not exceed ten percent (10%) of the geographical area contained within the Existing River District Project Area and the area to be added is contiguous to the Existing River District Project Area.
- (j) The Second Amendment includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (k) The Second Amendment is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building

requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

- (l) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (m) The portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (n) The portion of the Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Project Area has a substantial portion of open land, that the Agency may acquire any open land within the Project Area, and that the Project Area is planned to be redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that portions of the Project Area are deemed “open land,” and that the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Second Amendment objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunity in an area that does not now contain such opportunity, and the portion of the Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Coeur d’Alene Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Second Amendment is attached hereto as Exhibit 3 and is made a part hereof, and the same is hereby approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 20, 2018, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Second Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Second Amendment.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Kootenai County and to the appropriate officials of the City of Coeur d'Alene, Coeur d'Alene School District #271, Kootenai County, Kootenai County Ambulance, Post Falls Highway District, North Idaho Junior College, Kootenai County Hospital and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundary of the deannexed area, and a map indicating the boundaries of the parcels to be deannexed from the Existing River District Project Area of the boundaries of the Revenue Allocation Area, a copy of the legal description of the boundary of the area added, and a map indicating the boundaries of the area added.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Second Amendment, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Second Amendment is likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Second Amendment.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Second Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Second Amendment in a manner that would result in a reset of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2018, to the extent permitted by the Law and the Act, with the remaining Existing River District Project Area maintaining its base assessment roll as of January 1, 2003.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared

invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 15: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

APPROVED, ADOPTED and SIGNED this 4th day of December 2018.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

Exhibit 1

RECOMMENDATION FINDING THE SECOND AMENDMENT
IN CONFORMITY WITH COMPREHENSIVE PLAN

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN

A. INTRODUCTION

This matter came before the Planning Commission on November 13, 2018 on a request for review of the Second Amendment to the River District Redevelopment Plan of the Coeur d'Alene Urban Renewal Agency, doing business as ignite cda, and the City of Coeur d'Alene. The Planning Commission has reviewed the request for conformity with the City of Coeur d'Alene's Comprehensive Plan and now forwards to the City Council its recommendations.

APPLICANTS: CITY AND IGNITE CDA

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

The Planning Commission met to consider whether the Plan conforms with the Comprehensive Plan for the City as required by Idaho Code Section 50-2008(b) and (e); and

The Planning Commission has reviewed said Plan in light of the Comprehensive Plan; and

The Planning Commission has determined that the Plan is in all respects in conformity with the Comprehensive Plan.

In considering this request, the following Comprehensive Plan goals and objectives should be considered:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.03 Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

Objective 1.04 Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

Objective 1.05 Vistas:

Protect the key vistas and view corridors of the hillside and water fronts that make Coeur d'Alene unique.

Objective 1.11 Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.12 Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl

Objective 1.14 Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Objective 2.03 Business Enhancement & Urban Renewal:

Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Ignite cda.

Objective 2.05 Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Objective 3.01 Managed Growth:

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.05 Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.06 Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial /industrial transition boundaries at alleyways or along back lot lines if possible.

Objective 3.08 Housing:

Design new housing areas to meet the city's need for all income and family status categories.

Objective 3.16 Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Objective 3.18 Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.03 Project Financing:

Manage in-house finances (and appropriate outside funding, when necessary).

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the foregoing Findings concludes that the Second Amendment to the River District Redevelopment Plan **is** in conformity with the Comprehensive Plan and therefore forwards this recommendation to the City Council.

Motion by Ingalls, seconded by Fleming to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Mandel	Voted Yes
Commissioner Rumpler	Voted Yes
Commissioner Ward	Voted Yes

Motion to approve carried by a 6 to 0 vote.



CHAIRMAN TOM MESSINA

Exhibit 2

NOTICE PUBLISHED IN COEUR D'ALENE PRESS

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO)
) ss.
County of Kootenai)

Ashley Kinzer, being first duly sworn upon oath, deposes and states:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press", a newspaper printed and published daily in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice of which the annexed is a printed copy, was published in the regular Friday issue of said newspaper for 2 consecutive week commencing on the 19 day of October, 2018, and ending on the 2 day of November, 2018, and such publication was made as often during said period as said daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice

Ashley Kinzer
On this 2 day of November in the year of 2018 before me, a Notary Public, personally appeared Ashley Kinzer, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.



Katrina George
Notary Public for the State of Idaho
Residing in Coeur d'Alene, Idaho

MY COMMISSION EXPIRES 8/29/23

**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 RIVER
DISTRICT REDEVELOP-
MENT 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 River District Redevelopment Plan (the "Plan"), concerning the existing River 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 deannexation of three small strips of land from the boundaries of the existing River District Project Area, as well as the addition of approximately 11 total acres of undeveloped land divided into two separate areas of nine acres and two acres, both areas adjacent and contiguous to the existing River 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 Develop-

ment 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 River 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 2003, 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 for the area added 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 mixed-use, residential, commercial, and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, other public facilities and improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, and pedestrian/bike paths and trails.

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 Second Amendment shall deannex the following parcels from the existing River District Project Area:

- 1) a strip of approximately 2 acres of partially vacated right-of-way owned by the City on the south side of Seltice Way;
- 2) a strip of approximately 1.5 acres along the northwestern boundary of the existing River District Project Area adjacent to the Riverstone Development and including a portion of the existing Prairie Trail; and
- 3) a strip of approximately .2 acres along the southwestern boundary of the existing River District Project Area to adjust a boundary along the Riverstone Development.

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

An area consisting of approximately 11 acres of undeveloped land as follows:

- 1) approximately 9 acres of undeveloped land contiguous to the existing River District Project Area on the south side of Seltice Way; and
- 2) approximately 2 acres of undeveloped land contiguous to the western boundary of the existing River District Project Area and adjacent to the Riverstone Development.

The deannexation of certain areas, shown as diagonal lines in "green" and "purple" and the addition of area, shown in "pink," to the existing River District Project Area is also depicted in the map below.

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 a.m. and 5:00 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
CDA LEGAL 510
AD# 236710
OCTOBER 19, NOVEMBER 2, 2018

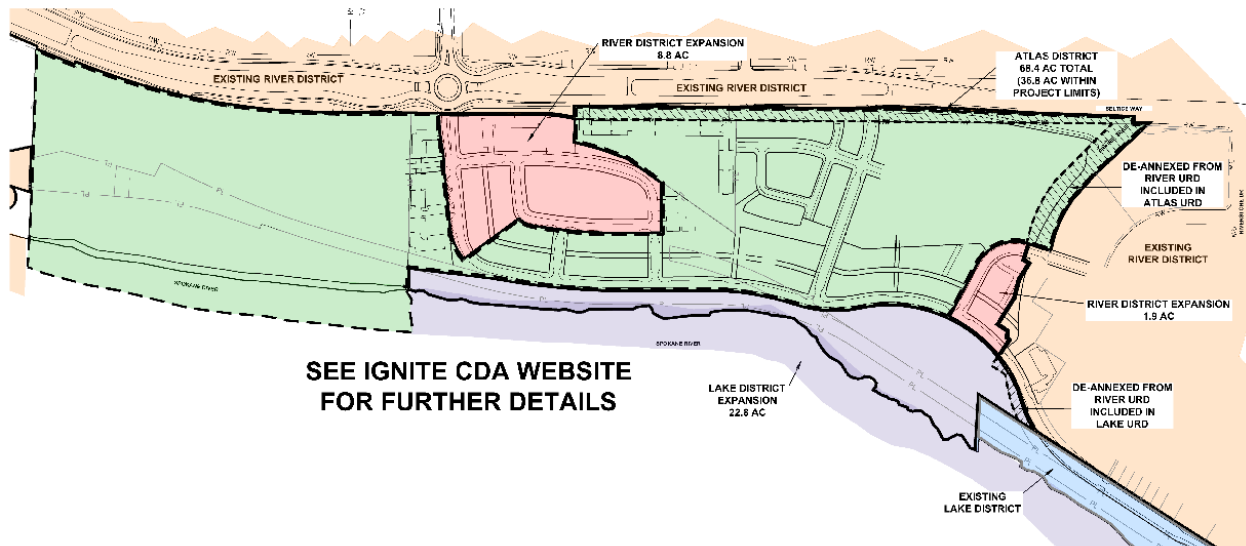


Exhibit 3

SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN

**SECOND AMENDMENT TO THE
RIVER DISTRICT REDEVELOPMENT PLAN**

URBAN RENEWAL PROJECT

COEUR D'ALENE URBAN RENEWAL AGENCY
(formerly known as Lake City Development Corporation and now known as ignite cda)

CITY OF COEUR D'ALENE, IDAHO

Ordinance No. 3155
Adopted November 18, 2003
Effective November 26, 2003

First Amendment to the
River District Redevelopment Plan
Ordinance No. 3543
Adopted July 13, 2016
Effective July 15, 2016

Second Amendment to the
River District Redevelopment Plan
Ordinance No. _____
Adopted _____, 2018
Effective _____, 2018

BACKGROUND

This Second Amendment (“Second Amendment”) to the River District Redevelopment Plan (the “Plan”) amends the Plan for the following purposes: 1) to deannex a strip of approximately 2 acres of partially vacated right-of-way owned by the City of Coeur d’Alene (the “City”) on the south side of Seltice Way from the plan area/revenue allocation area created by the Plan, commonly referred to as the “River District Project Area,” as amended by the First Amendment to the Plan in 2016, which deannexed approximately 56 acres of developed parcels from the River District Project Area; 2) to deannex a strip of approximately 1.5 acres along the northwestern boundary of the River District Project Area adjacent to the Riverstone Development and including a portion of the existing Prairie Trail; 3) to deannex a strip of approximately .2 acres along the southwestern boundary of the River District Project Area to adjust a boundary along the Riverstone Development; 4) to add approximately 9 acres of open land contiguous to the River District Project Area on the south side of Seltice Way; and 5) to add approximately 2 acres of open land contiguous to the western boundary of the River District Project Area and adjacent to the Riverstone Development. The scope of this Second Amendment is limited to addressing the deannexation from, and the addition of area to, the River District Project Area. It is important to note this Second Amendment to the Plan does not extend the Plan’s duration. The Plan terminates on December 31, 2027; however, revenue allocation proceeds will be received in 2028 pursuant to Idaho Code § 50-2905(7).

This Second Amendment to the Plan, which deannexes and adds area to the River District Project Area, does not result in a reset of the base assessment roll values to the current equalized assessed values in the year following the amendment or modification of the Plan. House Bill 606, effective July 1, 2016, amended the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), firmly establishing “[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred.” Idaho Code § 50-2903(4). Though the provisions of Idaho Code § 50-2903A do not apply to the Plan, a plan amendment or modification to accommodate a deannexation in the revenue allocation area boundary or to add area to an existing revenue allocation area pursuant to Idaho Code § 50-2033 are specifically identified exceptions to a base reset. Idaho Code § 50-2903A(1)(a)(ii) and (iii). This highlights the legislative support for these types of amendments.

The deannexation of the three strips of land from the River District Project Area will have no impact on the affected taxing districts because the property is City-owned and/or otherwise tax exempt. To the extent there is any taxable value associated with the deannexed parcels it would be insignificant and result in no real budgetary impact on the affected taxing districts. The Coeur d’Alene Urban Renewal Agency, formerly known as Lake City Development Corporation and now known as ignite cda (the “Agency”) does not receive any discernible revenues from the deannexed areas. Since the property is tax exempt, there is no increment value to be included in the net taxable value of the taxing district when calculating the property tax levies pursuant to section 63-803, Idaho Code. Likewise, there is no value to be included on the new construction roll by virtue of the deannexations.

Idaho Code § 50-2033 permits an urban renewal agency to add area to an existing revenue allocation area one (1) time “so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area . . .” Idaho Code § 50-2033. Contiguity cannot be established solely by a shoestring or public or railroad right-of-way. *See* Idaho Code § 50-2033. The two geographic areas to be added to the River District Project Area are contiguous to the existing Project Area and combined are less than 10% of the existing revenue allocation area.

A separate base assessment value will be established for the open land areas to be added to the River District Project Area, effective retroactive to January 1, 2018. The Agency will receive an allocation of revenues from the added area from any increases in value above the base value through the remaining years of the Plan. The base values for the original Project Area will continue to be retroactive to January 1, 2003.

The area to be added to the River District Project Area was deemed to be a deteriorated area and/or a deteriorating area under the Law and the Act and, therefore, eligible for inclusion into the existing revenue allocation area pursuant to the Atlas Mill Site Urban Renewal Eligibility Report, prepared by Panhandle Area Council, dated February 14, 2017 (the “Eligibility Report”). The Eligibility Report was submitted to the Agency, which by adoption of Resolution No. 17-04 on May 10, 2017, found the additional area to be eligible and authorized the transmission of the Eligibility Report and Resolution to the Coeur d’Alene City Council, together with the Agency’s recommendation that the area be designated as appropriate for an urban renewal project, and seeking direction from the City Council to proceed with an urban renewal plan amendment. The Coeur d’Alene City Council by adoption of Resolution No. 17-036 on May 16, 2017, found the area under consideration to be a deteriorating area or a deteriorated area in the City, as defined by the Law and the Act, and authorized preparation of a new plan area and/or a plan amendment.

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan, as amended by the First Amendment to the Plan.

2. The following defined terms in the Plan, as amended by the First Amendment to the Plan, are further amended throughout the Plan as follows:

a. Delete “Amended Project Area” and replace with “Second Amended Project Area” except where specifically referenced in this Second Amendment.

b. Delete references to “Attachment 5” and replace with “Attachment 5, as supplemented by Attachments 5A and 5B” except where specifically referenced in this Second Amendment.

3. Amendment to Section 100 of the Plan. Section 100 is amended by deleting the list of attachments and replacing it as follows:

Legal Description of the Amended Project Area and Amended Revenue Allocation Area Boundaries (Attachment 1);

Legal Descriptions of the Boundaries of the Deannexed Areas (Attachment 1A);

Legal Descriptions of the Boundaries of the Additional Areas (Attachment 1B);

Amended Project Area- Amended Revenue Allocation Area Boundary Map (Attachment 2);

Boundary Map of the Deannexed Areas (Attachment 2A);

Boundary Map of the Additional Areas (Attachment 2B);

Properties Which May Be Acquired by the Agency (Attachment 3);

Map Depicting Expected Land Uses and Current Zoning Within the Second Amended Project Area (Attachment 4); **[Intentionally Omitted—No Amendment]**

Economic Feasibility Study for the River District Urban Renewal Area, Including 2018 Update (Attachment 5)

Supplement to the Economic Feasibility Study for the River District Urban Renewal Area: Financial Analysis Related to the 2016 Deannexation (Attachment 5A)

Second Supplement to the Economic Feasibility Study for the River District Urban Renewal Area for the Area Added by the Second Amendment (Attachment 5B)

4. Amendment to Section 102.1 of the Plan, as amended by the First Amendment to the Plan. Section 102.1 entitled “CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED” is amended by adding new paragraphs to the end of the language added by the First Amendment to the Plan as follows:

Subsequent to the First Amendment, in 2017, the Agency and City reviewed approximately three areas for deannexation from the Amended Project Area as follows: a strip of approximately 2 acres of partially vacated¹ right-of-way to the south of Seltice Way owned by the City; a strip of approximately 1.5 acres along the northwestern boundary of the Amended Project Area adjacent to the Riverstone Development and including a portion of the existing Prairie Trail; and a strip of approximately .2 acres along the southwestern boundary of the Amended Project Area to adjust a boundary along the Riverstone Development. At the same time, the Agency and City also reviewed

¹ Partial vacation of the right-of-way shall occur no later than the date the City Council adopts its ordinance approving the Second Amendment.

approximately 11 acres² of open land adjacent and contiguous to the Amended Project Area for an eligibility determination for an urban renewal project. The additional area to be added to the Amended Project Area was reviewed and determined to be eligible by Agency Resolution 17-04 on May 10, 2017. The additional area was certified as eligible by the City Council on May 16, 2017, by adoption of City Council Resolution No. 17-036.

With the adoption of Resolution No. 17-036, the City Council found the additional area to be a deteriorated area and/or a deteriorating area existing in the City as defined by the Law and Act and authorized preparation of a plan amendment. The approximately 4 acres subject to deannexation and the approximately 11 acres being added to the Amended Project Area hereby create the “Second Amended Project Area.”

This Second Amendment to the River District Redevelopment Plan (the “Second Amendment”) was prepared and submitted to the Agency for its review and approval. The Agency approved the Second Amendment by the adoption of Agency Resolution No. [_____] on [_____, 2018] and submitted the Second Amendment to the City Council with its recommendation for adoption.

In accordance with the Law, this Second Amendment was submitted to the Planning and Zoning Commission of the City. After consideration of the Second Amendment, the Commission reported to the City Council that this Second Amendment is in conformity with the City’s Comprehensive Plan, as amended.

Pursuant to the Law and Act, the City Council having published due notice thereof, held a public hearing on the Second Amendment. Notice of the hearing was duly published in the *Coeur d’Alene Press*, a newspaper having general circulation in the City. The City Council adopted the Second Amendment on _____, 2018, by Ordinance No. _____.

5. Amendment to Section 103 of the Plan. Section 103 is amended by adding new paragraphs following the first paragraph as follows:

During 2017, the City, Agency, and other interested parties began to examine the need to expand the Amended Project Area to include all or a portion of the abandoned lumber mill site, often referred to as the former “Atlas Mill” site, and all or a portion of a former railroad right-of-way. All structures related to the mill operation have been razed. The approximately 11 acres total of open land to be added to the Amended Project Area is separated into two separate geographic areas. The first area is estimated to be 2 acres and is adjacent and contiguous to the western boundary of the development commonly referred to as the Riverstone development. The second area is estimated to be 9 acres and is adjacent and contiguous to a portion of the southern boundary of the Amended Project Area along Seltice Way. The City owns the areas to be added to the Amended Project

² The approximately 11 acres reviewed for eligibility was included within the scope and boundaries of a larger study area.

Area and is in the process of annexing the areas into the City.³ It is anticipated that shortly after approval of the Second Amendment the Agency will acquire all or a portion of the proposed expansion area from the City.

The areas to be added to the Amended Project Area lack public infrastructure such as internal roadways limiting access to the parcels and impairing development potential. Additionally, water and sewer lines will need to be extended into portions of the Second Amended Project Area. There are fire suppression issues that prevent significant development within the expansion area. The abandoned mill site will require site remediation due to contamination from mill operations. Generally, the lack of public infrastructure has resulted in the economic underdevelopment of the area. Prior to its acquisition by the City, the location of the former railroad right-of-way presented a significant impediment to development of the area as it precluded the ability to assemble lots for development. Further, the large parcel size is a detriment to urban development. There are no pedestrian amenities within the expansion area, which lacks sidewalks, curbs, gutters, and street-lighting. The area to be added also contains unsanitary conditions, including excessive amounts of junk, trash, and weeds throughout the area.

The Plan proposes improvements to public infrastructure and other publicly owned assets throughout the expansion area, creating the framework for the development of mixed-use, residential, commercial, and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, other public facilities and improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, and pedestrian/bike paths and trails. The expansion area is underdeveloped or vacant and is not being used to its highest and best use due to deterioration of site and other improvements, environmental deficiencies, the age and obsolescence of infrastructure, the predominance of defective or inadequate street layout, need for modern traffic requirements, insanitary and unsafe conditions, faulty lot layout and inadequate utility infrastructure needed for development. The foregoing conditions have arrested or impaired growth in the expansion area.

6. Amendment to Plan to add new Section 105. The Plan is amended to add new Section 105 as follows:

105 Open Land Criteria

This Second Amendment contemplates Agency acquisition of property within the Second Amended Project Area requiring the area meets the conditions set forth in Idaho Code § 50-2008(d). These conditions include defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout, all of which are included in one form or another in the definitions of deteriorated area or deteriorating area set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8). The issues listed only in Idaho Code § 50-

³ Acquisition and annexation shall occur no later than the date the City Council adopts its ordinance approving the Second Amendment.

2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and “the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.”

Open land areas qualify for Agency acquisition and development for residential uses if the City Council determines there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City, that the need for housing will be increased as a result of the clearance of slums in other areas, that the conditions of blight in the area and the shortage of decent, safe and sanitary housing contributes to an increase in the spread of disease and crime and constitutes a menace to the public health, safety, morals, or welfare, and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City. Due to the City’s expected growth, the need for housing is significant and integral to a successful mixed-use project area.

Open land areas qualify for Agency acquisition and development for primarily nonresidential uses if acquisition is necessary to facilitate the proper growth and development of the Project Area in accordance with City planning objectives if any of the deteriorating area conditions set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8) apply. But such areas also qualify if any of the issues listed only in 50-2008(d)(4)(2) apply. The lack of water and sewer facilities, large parcel size, a deficient street system, lack of fire protection facilities, economic disuse, unsuitable topography and environmental issues are all conditions which delay or impair development of the open land areas and satisfy the open land conditions as more fully supported by the Atlas Mill Site Urban Renewal Eligibility Report, prepared by Panhandle Area Council, dated February 14, 2017.

7. Amendment to Section 200 of the Plan, as amended by the First Amendment to the Plan. Section 200, as amended by the First Amendment to the Plan, entitled “DESCRIPTION OF THE AMENDED PROJECT AREA” is deleted and replaced as follows:

DESCRIPTION OF THE SECOND AMENDED PROJECT AREA

The boundaries of the Amended Project Area and of the Amended Revenue Allocation Area pursuant to the First Amendment are described in Attachment 1 and are shown on the Amended Project Area and Amended Revenue Allocation Area Boundary Map, in Attachment 2.

Pursuant to the Second Amendment, the boundaries of the deannexed areas are described in the Legal Descriptions of the Boundaries of the Deannexed Areas in Attachment 1A and are shown on the Boundary Map of the Deannexed Areas in Attachment 2A. The boundaries of the areas added to the Amended Project Area, pursuant to the Second Amendment, are described in the Legal Descriptions of the Boundaries of the Additional Areas in Attachment 1B and are shown on the Boundary Map of the Additional Areas in Attachment 2B.

The attachments referenced above are attached hereto and are incorporated herein by reference.

8. Amendment to Section 301 of the Plan.

a. Section 301 is amended by deleting paragraph 6 and replacing it as follows:

6. The installation, construction, or reconstruction of streets and utilities, including, removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; and improvement of storm drainage facilities, flood control facilities, parking facilities, and other public improvements, including but not limited to, water and sewer improvements, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, bike racks, public art and similar amenities between the curb and right-of-way line; and other public improvements, including parks, pedestrian/bike paths and trails, plazas, open space, riverfront access points and docks, and other recreational facilities; other public improvements related to the development of mixed-use residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities and other public facilities that may be deemed appropriate by the Board;

b. Section 301 is amended by deleting paragraph 10 and replacing it as follows:

10. The preparation and assembly of adequate sites for the development and construction of facilities for mixed-use, residential, commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities and other public or governmental use;

c. Section 301 is amended by adding paragraph 13 as follows:

13. The remediation of certain site conditions and other environmental remediation to encourage development of land by private enterprise.

9. Amendment to Section 302 of the Plan, as amended by the First Amendment to the Plan. Section 302, as amended by the First Amendment to the Plan, is further amended by deleting the first sentence of the second paragraph and replacing it as follows:

The Second Amended Project Area includes the area as described in Section 200.

10. Amendment to Section 304 of the Plan. Section 304 of the Plan is amended by adding a sentence to the end of the first paragraph as follows:

In order to implement this Plan, the City will transfer all City owned real property in the expansion area, the boundaries of which are shown on Attachment 2B, to the Agency on January 2, 2019.

11. Amendment to Section 305.1 of the Plan. Section 305.1 of the Plan is amended by deleting and replacing the last paragraph as follows:

Under the provisions of the Act, the urban renewal plan “shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area...” Idaho Code § 50-2018(12)(b). The Agency has identified its intent to acquire and/or participate in the development of certain public improvements in this Plan, and to encourage development opportunities consistent with the Plan. The public improvements are intended to be dedicated to the City upon completion. The area to be acquired is set forth in Attachment 3. The Agency reserves the right to determine which properties, if any, should be acquired. The open land areas qualify for Agency acquisition as further set forth in Section 105 of Plan, as amended.

12. Amendment to Section 402 of the Plan. Section 402 of the Plan is amended by deleting the paragraph and replacing it as follows:

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as may be amended, and as set forth in the City’s Comprehensive Plan and the Coeur d’Alene City Code, including the future land use map and zoning classifications, as may be amended. Following annexation, the zoning classification for the Project Area is expected to be C-17, which is intended as a broad spectrum commercial district that permits limited service, wholesale/retail, and heavy commercial in addition to allowing a full range of residential development products. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

13. Amendment to Section 504 of the Plan, as amended by the First Amendment to the Plan.

a. Section 504 is amended by deleting the first sentence of the first paragraph and replacing it as follows: The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, Chapter 29, Title 50, Idaho Code, effective retroactively to January 1, 2003, for the original Project Area, as amended by the First Amendment, and effective retroactively to January 1, 2018, for the area added to the Amended Project Area by the Second Amendment.

b. Section 504, as amended by the First Amendment to the Plan, is further amended by deleting the first and second sentences of the fourth paragraph and replacing it as follows: A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905

is included in Attachment 5, as updated in 2018, for the Amended Project Area, and in Attachment 5B for the 2018 expansion. The estimated financial impact to the Agency as a result of the deannexation of developed parcels from the existing Project Area pursuant to the First Amendment is set forth in Attachment 5A. The information contained in Attachment 5B necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations and includes analysis and assessment based on the additional estimated 11 acres added to the Amended Project Area. There is no financial impact to the Agency or the taxing districts as a result of the deannexation of the three strips of land totaling an estimated 4 acres because the property is City-owned, tax exempt and/or has insignificant taxable value resulting in no budgetary impact. The Agency does not receive any discernible revenues from the deannexed areas. Since the property is tax exempt, there is no increment value to be included in the net taxable value of the taxing district when calculating the property tax levies pursuant to Idaho Code § 63-803. Likewise, there is no value to be included on the new construction roll by virtue of the deannexation.

14. Amendment to Section 504.1 of the Plan, as amended by the First Amendment to the Plan. Section 504.1, as amended by the First Amendment to the Plan, is further amended by deleting Section 504.1, as amended, and replacing it as follows:

Attachment 5 consists of the Economic Feasibility Study for the Urban Renewal Area prepared by Keyser Marston Associates, Inc. and includes updated projections prepared by the Executive Director of the Agency, in 2018. Attachment 5A includes the estimated financial impact to the Agency as a result of the deannexation of certain developed parcels from the existing Project Area pursuant to the First Amendment prepared by the Panhandle Area Council. Attachment 5B consists of the Economic Feasibility Study (entitled Financial Feasibility Study) for the area added pursuant to the Second Amendment prepared by Welch Comer Engineers in association with Heartland LLC Real Estate Advisors. Primary contacts are Phil Boyd, P.E. and Matt Anderson, respectively. (collectively, Attachments 5, 5A, and 5B are referred to as the "Study").

Further detail supporting the data provided in Attachment 5B is included in the Atlas Site Masterplan for Atlas Waterfront Project, dated September 2018 (the "Comprehensive Report"). The Comprehensive Report more broadly supports the anticipated spectrum of development for the greater project over three revenue allocation areas based on the significant work with stakeholders and is available for review and copying at the Agency's office.

15. Amendment to Section 504.3 of the Plan, as amended by the First Amendment to the Plan. Section 504.3, as amended by the First Amendment to the Plan, is further amended by deleting Section 504.3, as amended, and replacing it as follows:

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Kootenai County Assessor, the assessed taxable value for the City

as of January 1, 2017⁴, less homeowners' exemptions is \$4,487,283,826. Therefore, the 10% limit is \$448,728,383.

The adjusted base assessed value of each of the existing or proposed expansions to the existing revenue allocation areas as of January 1, 2017, is as follows:

Existing River District Project Area	\$16,047,528
2018 River District Project Area Amendment ⁵	\$1,790,106
Existing Lake District Project Area	\$126,124,003
2018 Lake District Project Area Amendment	\$1,400,953
Atlas District Project Area	\$8,885,404
TOTAL:	\$154,247,994

The adjusted base values for the combined revenue allocation areas total \$154,247,994, which is less than 10% of the City's 2017 taxable value.

Further Idaho Code § 50-2033 provides that after July 1, 2011: "[a]n urban renewal plan that includes a revenue allocation area may be extended only one (1) time to extend the boundary of the revenue allocation so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area but such contiguity cannot be established solely by a shoestring or strip of land which comprises a railroad or public right-of-way." The Amended Project Area, less approximately 4 acres deannexed from the Amended Project Area, consists of 307 acres; therefore, the 10% geographic limit is approximately 30 acres. The area to be added to the Amended Project Area, which is adjacent and contiguous to the Amended Project Area, consists of approximately 11 acres, which is less than 10% of the acreage included in the Amended Project Area.

16. Amendment to Section 504.8 of the Plan. Section 504.8 of the Plan is amended by deleting Section 504.8 and replacing it as follows:

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The addition of the geographic area to the

⁴ Due to the timing of the assessment process and creation of this Second Amendment, the 2017 values have been used to establish compliance with the 10% limitation. Using the 2017 values, the total value of the existing and proposed revenue allocation areas combined with the value of this Second Amended Project Area are less than 4% of the total value of the City. Even assuming an increase in values for 2018, the combined values of the revenue allocation areas would not exceed 10% of the current assessed taxable value for the entire City.

⁵ The Second Amendment to the River District Project Area also includes deannexation of three strips of land from the Amended Project Area. The deannexation will have no impact on this analysis as the property to be deannexed is owned by the City, is tax exempt and/or has no discernible taxable value.

Amended Project Area does not reset the base; however, for the area added, the base value is the assessed value as of January 1 of the year in which the municipality approved the expansion, or in this instance January 1, 2018. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base assessed values of properties in the urban renewal districts and by properties outside revenue allocation areas are distributed to the taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the revenue allocation area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the revenue allocation area would be expected during the remaining term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

One result of new construction occurring outside of the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Second Amended Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of this Plan, or further deannexations, the taxing entities will be able to include the accumulated new construction roll value in setting the following year's budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

Pursuant to the Second Amendment and the Economic Feasibility Study concerning the expansion, as 2018 certified levy rates are not determined until late

September 2018, the 2017 certified levy rates have been used in the Study⁶. Those taxing districts and rates are as follows:

Kootenai County	.002970344
City of Coeur d'Alene	.005314476
Coeur d'Alene School District #271	.000010319
Kootenai County Ambulance	.000162808
Post Falls Highway District	.000566224
North Idaho Junior College	.000981595
Kootenai County Hospital	.000000000
 TOTAL:	 .010005766

The Study has made certain assumptions concerning the levy rate. First, it is anticipated the parcels currently located outside the jurisdictional boundary of the City and in unincorporated Kootenai County that are included in the Project Area will be annexed into the City. As a result, the levy rate applied to parcels within the boundaries of the City has been used to estimate revenue in the expansion area. Second, the 2017 levy rate is estimated to remain constant for the life of the revenue allocation area. The Study has assumed a conservative levy rate. The annual increment value is expected to increase by an estimated 2% over the remaining term of the Plan. If the overall levy rate is less than projected, or the land values do not increase as expected, or expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Second Amended Project Area. The Study has taken this statute into account.

17. Amendment to Section 500 of the Plan. Section 500 of the Plan is amended by the addition of new Section 505 entitled "MEMBERSHIP DUES AND SUPPORT OF COMMUNITY ECONOMIC DEVELOPMENT" as follows:

505 Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations

⁶ Due to the timing of the taxing districts' budget and levy setting process, certification of the 2018 levy rates did not occur until this Second Amendment had been prepared and considered by the Agency. In order to provide a basis to analyze the impact on the taxing entities, the 2017 levy rates are used. Use of the 2017 levy rates provides a more accurate base than estimating the 2018 levy rates.

established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate, and support non-profit organizations established to support Agency best practices and administration. The line item of Operating Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

18. Amendment to Section 600 of the Plan. Section 600 of the Plan is amended by the addition of new subsection (m) as follows:

(m) Transfer of City owned real property in the in the expansion area, the boundaries of which are shown on Attachment 2B, to the Agency on January 2, 2019.

19. Amendment to Section 800 of the Plan. Section 800 of the Plan is amended by deleting Section 800 and replacing it as follows⁷:

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty-four (24) years from the effective date of the adoption of the original Plan by the City Council in 2003, subject to modifications and/or extensions set forth in Idaho Code §§ 50-2904 and 50-2905(7). The revenue allocation authority will expire on December 31, 2027, except for any revenue allocation proceeds received in calendar year 2028, as contemplated by Idaho Code § 50-2905(7).

Idaho Code § 50-2903(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2028⁸, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the

⁷ This amendment does not seek to extend the duration of the Agency's revenue allocation authority; rather, the intent is to update this Section to better reflect the Idaho law provisions governing termination.

⁸ Due to the difference between the tax year and the budget-levy setting cycle, this date contemplates the Agency's receipt of revenue allocation from assessments in 2027, consistent with Idaho Code § 50-2905(7).

amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.

b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.

c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, the Agency shall dispose of any remaining assets by granting or conveying or dedicating such assets to the City.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as loans; the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a least income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility.

For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

20. Amendment to Section 1100 of the Plan. Section 1100 of the Plan is deleted and replaced with new Section 1100 entitled “ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS” as follows:

1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-450E, the local government registry portal, and Idaho Code § 50-2913, the tax commission plan repository. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Kootenai County Board of County Commissioners.

21. Amendment to Plan to add new Attachment 1A. The Plan is amended to add new Attachment 1A entitled "Legal Descriptions of the Boundaries of the Deannexed Areas," attached hereto.

22. Amendment to Plan to add new Attachment 1B. The Plan is amended to add new Attachment 1B entitled "Legal Descriptions of the Boundaries of the Additional Areas," attached hereto.

23. Amendment to Plan to add new Attachment 2A. The Plan is amended to add new Attachment 2A entitled "Boundary Map of the Deannexed Areas," attached hereto.

24. Amendment to Plan to add new Attachment 2B. The Plan is amended to add new Attachment 2B entitled "Boundary Map of the Additional Areas," attached hereto.

25. Amendment to Attachment 3 of the Plan. Attachment 3 entitled "Private Properties Which May be Acquired by Lake City Development Project" is deleted and replaced with Attachment 3 entitled "Properties Which May be Acquired by the Agency," attached hereto.

26. Amendment to Attachment 5 of the Plan. Attachment 5 entitled "Economic Feasibility Study for the River District Urban Renewal Area" is supplemented to include updated 2018 projections through the duration of the Plan.

27. Amendment to Plan to add new Attachment 5B. The Plan is amended to add new Attachment 5B entitled "Second Supplement to the Economic Feasibility Study for the River District Urban Renewal Area for the Area Added by the Second Amendment," attached hereto.

28. River District Redevelopment Plan, as amended by the First Amendment, Remains in Effect. Except as expressly modified in this Second Amendment, the Plan and the Attachments thereto, as amended by the First Amendment, remain in full force and effect.

Attachment 1A

Legal Descriptions of the Boundaries of the Deannexed Areas

The Second Amendment shall deannex the following parcels from the Existing River District Project Area:

- 1) a strip of approximately 2 acres of partially vacated right-of-way owned by the City on the south side of Seltice Way
- 2) a strip of approximately 1.5 acres along the northwestern boundary of the existing River District Project Area adjacent to the Riverstone Development and including a portion of the existing Prairie Trail; and
- 3) a strip of approximately .2 acres along the southwestern boundary of the existing River District Project Area to adjust a boundary along the Riverstone Development;

and more particularly described as follows:

A portion of Government Lots 1, 2, and the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows; into

Commencing at the North quarter corner of said Section 10, said corner bears South 89°11'44" East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence South 03°12'44" West a distance of 151.20 feet, said point being the **TRUE POINT OF BEGINNING.**

Thence South 88° 20' 20" East a distance of 500.92 feet;

Thence South 46° 39' 59" West a distance of 20.94 feet to the southerly right of way of Seltice way said point also being on the existing River District Boundary and herein designated as Point "A";

Thence along said right of way and District Boundary North 89° 30' 26" West a distance of 2221.61 feet;

Thence North 00° 29' 34" East a distance of 49.13 feet;

Thence South 89° 30' 34" East a distance of 1196.30 feet;

Thence South 00° 29' 26" West a distance of 14.69 feet;

Thence South 89° 30' 34" East a distance of 60.00 feet;

Thence South 88° 20' 20" East a distance of 479.70 feet to the **TRUE POINT OF BEGINNING;**

TOGETHER WITH;

A portion of the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

BEGINNING at said Point "A".

Thence North $89^{\circ} 56' 08''$ East a distance of 145.89 feet;

Thence South $46^{\circ} 43' 12''$ West a distance of 244.81 feet to a point on a spiral curve as shown on the plat of Riviera Place as recorded in Book L, Page 194, records of Kootenai County, Idaho;

Thence southwesterly along said spiral to a point, the chord of which bears South $43^{\circ} 01' 10''$ West a distance of 197.82 feet, said point being the beginning of a curve to the left having a radius of 522.86 feet;

Thence southwesterly along said curve through an arc length of 159.87 feet a central angle of $17^{\circ} 31' 08''$, a chord bearing of South $27^{\circ} 00' 44''$ West and a chord distance of 159.25 feet to the beginning of a spiral curve as shown on said plat of Riviera Place;

Thence southwesterly along said spiral to a point, the chord of which bears South $15^{\circ} 29' 11''$ West a distance of 67.99 feet to the southwest corner of Lot 1, Block 1 of said Riviera Place;

Thence North $72^{\circ} 15' 30''$ West a distance of 94.04 feet to the beginning of a curve to the left having a radius of 180.00 feet;

Thence westerly along said curve through an arc length of 5.83 feet, a central angle of $01^{\circ} 51' 17''$, a chord bearing of North $73^{\circ} 11' 09''$ West and a chord distance of 5.83 feet, to the existing River District Boundary;

Thence along said River District Boundary North $15^{\circ} 10' 32''$ East a distance of 71.84 feet to the beginning of a non-tangent curve to the right having a radius of 622.86 feet;

Thence northeasterly along said River District Boundary along said curve through an arc length of 210.00 feet, a central angle of $19^{\circ} 19' 04''$, a chord bearing of North $28^{\circ} 09' 39''$ East and a chord distance of 209.01 feet;

Thence along said River District Boundary North $43^{\circ} 43' 05''$ East a distance of 192.14 feet;

Thence along said River District Boundary North $46^{\circ} 39' 59''$ East a distance of 141.19 feet to said Point A said point being the **POINT OF BEGINNING**;

TOGETHER WITH;

A portion of Government Lot 3 and the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the North quarter corner of said Section 10, said corner bears South $89^{\circ} 11' 44''$ East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence along the west line of said Northeast Quarter, South $03^{\circ} 12' 44''$ West a distance of 1181.56 feet; Thence South $86^{\circ} 47' 16''$ East a distance of 44.40 feet to the existing River District Boundary, said point being the **TRUE POINT OF BEGINNING**.

Thence along said River District Boundary North $32^{\circ} 15' 52''$ East a distance of 40.08 feet to the beginning of a non-tangent curve to the right having a radius of 572.50 feet;

Thence southeasterly along said River District Boundary along said curve through an arc length of 161.28 feet, a central angle of $16^{\circ} 08' 29''$, a chord bearing of South $30^{\circ} 48' 01''$ East and a chord distance of 160.75 feet;

Thence South $22^{\circ} 43' 47''$ East a distance of 96.00 feet to the beginning of a curve to the left having a radius of 594.50 feet;

Thence southeasterly along said curve through an arc length of 89.15 feet, a central angle of $08^{\circ} 35' 30''$, a chord bearing of South $27^{\circ} 01' 32''$ East and a chord distance of 89.06 feet, to the existing River District Boundary;

Thence along said River District Boundary North $56^{\circ} 46' 02''$ West a distance of 86.66 feet to the beginning of a non-tangent curve to the right having a radius of 622.96 feet;

Thence northerly along said River District Boundary along said curve through an arc length of 194.58 feet, a central angle of $17^{\circ} 53' 48''$, a chord bearing of North $15^{\circ} 20' 28''$ West and a chord distance of 193.79 feet;

Thence along said River District Boundary North $56^{\circ} 45' 40''$ West a distance of 68.76 feet to the **TRUE POINT OF BEGINNING**;

Containing approximately 158,550 square feet or 3.640 acres more or less.

The area to be deannexed from the Existing River District Project Area and Revenue Allocation Area is also depicted in the map below

Attachment 1B

Legal Descriptions of the Boundaries of the Additional Areas

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

An area consisting of approximately 11 acres of undeveloped land as follows:

- 1) approximately 9 acres of undeveloped land contiguous to the existing River District Project Area on the south side of Seltice Way; and
- 2) approximately 2 acres of undeveloped land contiguous to the western boundary of the existing River District Project Area and adjacent to the Riverstone Development.

and more particularly described as follows:

A portion of Government Lot 1 of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the North quarter corner of said Section 10, said corner bears South $89^{\circ}11'44''$ East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence along the North line of said section, North $89^{\circ}11'44''$ West a distance of 2324.70 feet; Thence South $00^{\circ}48'16''$ West a distance of 173.10 feet to the southerly right of way of Seltice Way, said point on the south line of the existing River District Boundary being the **TRUE POINT OF BEGINNING**.

Thence along said south line South $89^{\circ}32'37''$ East a distance of 427.41 feet to the beginning of a curve to the right having a radius of 776.54 feet;

Thence easterly along said south line, along said curve through an arc length of 156.17 feet, a central angle of $11^{\circ}31'22''$, a chord bearing of South $83^{\circ}46'56''$ East and a chord distance of 155.91 feet;

Thence South $00^{\circ}29'34''$ West a distance of 92.77 feet;

Thence South $75^{\circ}15'01''$ East a distance of 110.00 feet;

Thence South $70^{\circ}03'03''$ East a distance of 120.00 feet;

Thence South $54^{\circ}46'02''$ East a distance of 172.71 feet;

Thence South $00^{\circ}20'45''$ East a distance of 213.53 feet;

Thence South $89^{\circ}39'15''$ West a distance of 173.87 feet to the beginning of a curve to the right having a radius of 2029.50 feet;

Thence northwesterly along said curve through an arc length of 370.44 feet, a central angle of $10^{\circ}27'29''$, a chord bearing of North $85^{\circ}07'00''$ West and a chord distance of 369.93 feet to the beginning of a non-tangent compound curve to the right having a radius of 90.00 feet;

Thence northwesterly along said curve through an arc length of 58.07 feet, a central angle of $36^{\circ} 58' 17''$, a chord bearing of North $61^{\circ} 24' 07''$ West and a chord distance of 57.07 feet;

Thence South $53^{\circ} 47' 47''$ West a distance of 282.44 feet to the beginning of a non-tangent curve to the right having a radius of 237.00 feet;

Thence northwesterly along said curve through an arc length of 146.98 feet, a central angle of $35^{\circ} 32' 01''$, a chord bearing of North $23^{\circ} 42' 43''$ West and a chord distance of 144.64 feet;

Thence North $05^{\circ} 56' 42''$ West a distance of 237.54 feet;

Thence North $08^{\circ} 06' 52''$ West a distance of 66.05 feet;

Thence North $10^{\circ} 11' 02''$ West a distance of 172.89 feet to the **TRUE POINT OF BEGINNING**;

TOGETHER WITH;

A portion of Government Lot 2 and the Northeast quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the North quarter corner of said Section 10, said corner bears South $89^{\circ} 11' 44''$ East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence along said quarter section line South $03^{\circ} 12' 44''$ West a distance of 704.36 feet to the beginning of a non-tangent curve to the right having a radius of 180.00 feet, said point being the **TRUE POINT OF BEGINNING**.

Thence northeasterly along said curve through an arc length of 173.71 feet, a central angle of $55^{\circ} 17' 37''$, a chord bearing of North $78^{\circ} 14' 24''$ East and a chord distance of 167.05 feet to the West line of the Existing River District Boundary;

Thence along said west line the following twelve courses;

- 1) South $15^{\circ} 10' 32''$ West 36.61 feet;
- 2) South $13^{\circ} 30' 45''$ West 42.25 feet;
- 3) South $56^{\circ} 45' 40''$ East 26.10 feet;
- 4) South $32^{\circ} 15' 52''$ West 76.43 feet;
- 5) South $13^{\circ} 27' 19''$ West 77.54 feet;
- 6) South $32^{\circ} 15' 52''$ West 108.41 feet;
- 7) South $56^{\circ} 53' 00''$ East 25.00 feet;
- 8) South $32^{\circ} 15' 52''$ West 23.76 feet;
- 9) South $56^{\circ} 45' 40''$ East 26.39 feet;
- 10) South $07^{\circ} 12' 38''$ West 27.82 feet;
- 11) South $56^{\circ} 45' 40''$ East 11.83 feet;

- 12) South $32^{\circ} 15' 52''$ West 87.94 feet to the beginning of a non-tangent curve to the left having a radius of 572.50 feet;

Thence northwesterly along said curve through an arc length of 262.70 feet, a central angle of $26^{\circ} 17' 26''$, a chord bearing of North $52^{\circ} 00' 58''$ West and a chord distance of 260.40 feet;

Thence North $27^{\circ} 50' 32''$ East a distance of 259.86 feet to the beginning of a curve to the right having a radius of 180.00 feet;

Thence northeasterly along said curve through an arc length of 71.47 feet, a central angle of $22^{\circ} 45' 04''$, a chord bearing of North $39^{\circ} 13' 04''$ East and a chord distance of 71.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 467,837 square feet or 10.740 acres more or less.

The area added to the Existing River District Project Area and Revenue Allocation Area is also depicted in the map below.

Attachment 2A

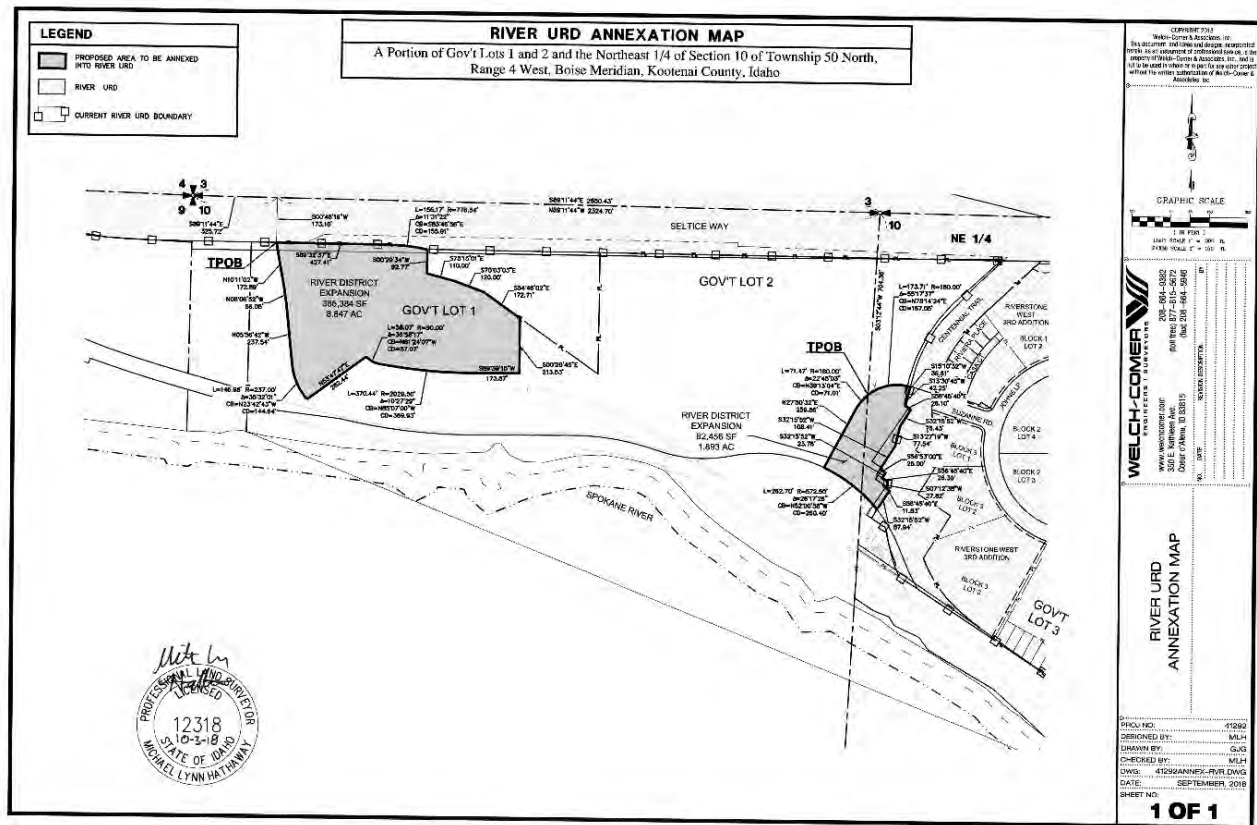
Boundary Map of the Deannexed Areas

[illegible]

Attachment 2B

Boundary Map of the Additional Areas

The area added to the Existing River District Project Area and Revenue Allocation Area is also depicted in the map below.



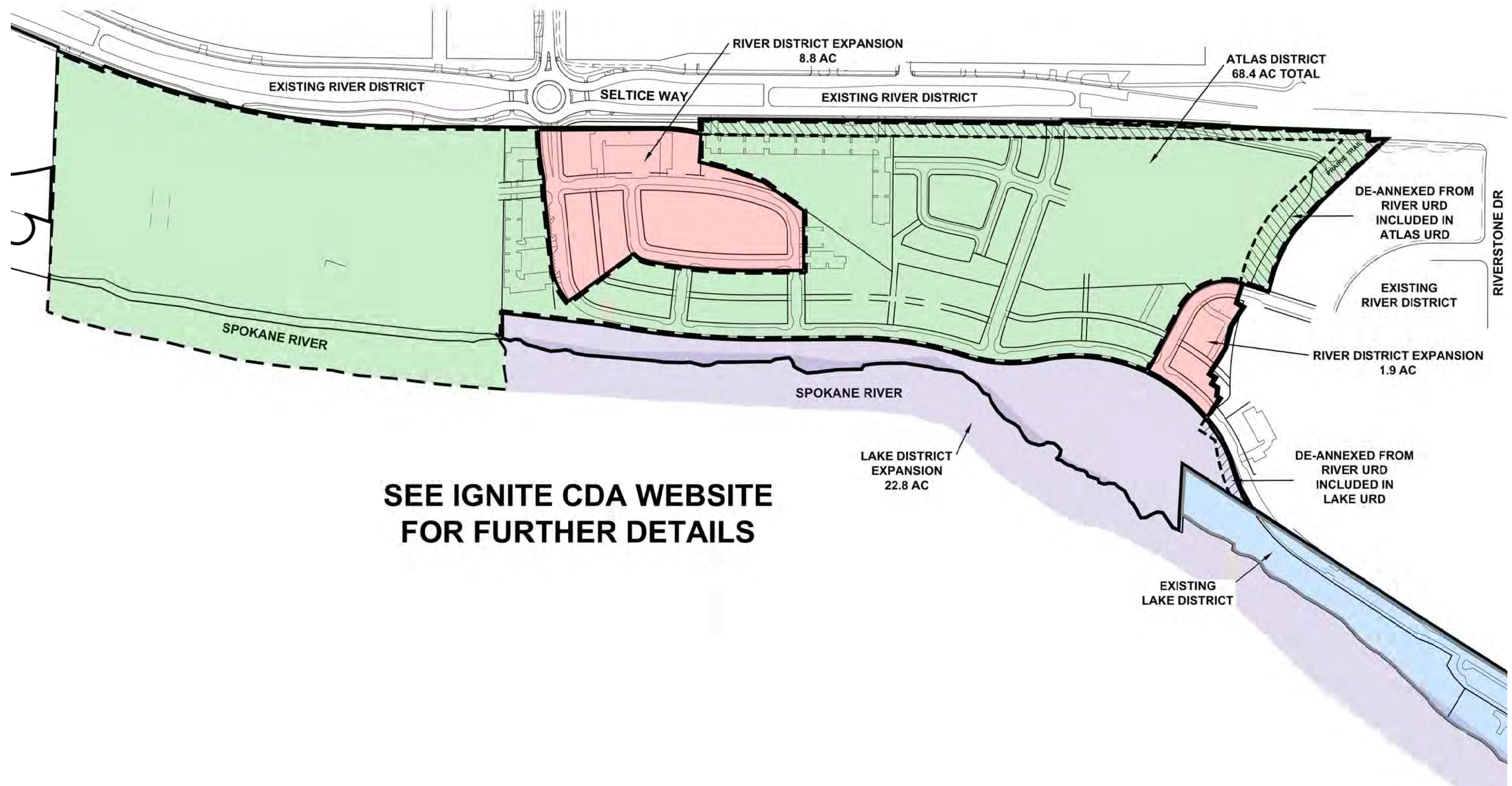
Attachment 3

Properties (Public and/or Private) Which May Be Acquired by Agency

1. The Agency intends to acquire all property owned by the City within the Project Area. Further, although not specifically identified, the Agency may also acquire private property parcels to:
 - a) assemble with adjacent parcels to facilitate redevelopment;
 - b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for redevelopment;
 - c) reconfigure sites for development and possible extension of streets or pathways
 - d) assemble for future transfer to qualified developers to facilitate development consistent with the Plan.
 - e) assemble for the construction of improvements consistent with the Plan.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).
4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or the Master Plan for the Project Area.

Attachment 5

2018 Update



WELCH-COMER

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350 E. Kathleen Avenue
Coeur d'Alene, ID 83815

FINANCIAL FEASIBILITY REPORT

FOR

AMENDED LAKE DISTRICT URBAN RENEWAL PLAN
AMENDED RIVER DISTRICT URBAN RENEWAL PLAN
ATLAS DISTRICT URBAN RENEWAL PLAN

SUBMITTED TO IGNITE CDA

OCTOBER 2018

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FINANCIAL FEASIBILITY REPORT

AMENDED LAKE DISTRICT URBAN RENEWAL PLAN

AMENDED RIVER DISTRICT URBAN RENEWAL PLAN

ATLAS DISTRICT URBAN RENEWAL PLAN

PROJECT No. 41292.03

SUBMITTED TO:
ignite cda



OCTOBER 2018

PREPARED BY:



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1 EXECUTIVE SUMMARY

The Stimson Mill Site, located adjacent to the Spokane River, was used for lumber mill operations for more than 100 years (See Figure 1). In 2005, Stimson Lumber closed. The Stimson Mill Site was acquired by Blackrock Development in 2006, foreclosed by Washington Trust Bank in 2013 and later sold in three large parcels. The 21-acre parcel (“Rivers Edge”) and 3.8-acre parcel (“Triangle Piece”) were acquired by Douglass Properties and are still owned by Douglass entities (See Figure 2). The City is in discussions with Douglass to trade the City parcel that crosses the Rivers Edge parcel for the Triangle Piece and a 40-foot waterfront public easement. The third 45-acre parcel (“Atlas Site”) changed ownership several times and numerous private developers evaluated the Atlas Site for development, but passed because of the site’s unique and complicated characteristics, including the City owned 4-acre former railroad right of way that crosses the site.



Figure 1: The Stimson Mill Site Circa 1998

In 2017, the City of Coeur d’Alene recognized the opportunity to, in collaboration with the City’s urban renewal agency, ignite cda, to achieve two major community objectives:

1. Preserve waterfront property for the community.
2. Stimulate private development in a blighted portion of the City’s area of impact.



Figure 2: Stimson Mill Site circa 2017 with Parcel Ownership

In 2018, the City purchased the Atlas Site and the City and ignite cda initiated a master planning and financial feasibility analysis to evaluate “what it would take” to create a market driven development that would adequately fund, through land sales and ignite cda tax increment funds (“TIF”), the Atlas Site purchase, remediation, infrastructure improvements and preservation of the waterfront as public space. ignite cda engaged Welch Comer Engineers and their team of real-estate advisors (Heartland, LLC), urban planners (GGLO) and landscape architects (BWA) to evaluate the options, engage the public, collaborate with the City and ignite cda and ultimately develop a project that will meet the City and ignite cda’s objectives.

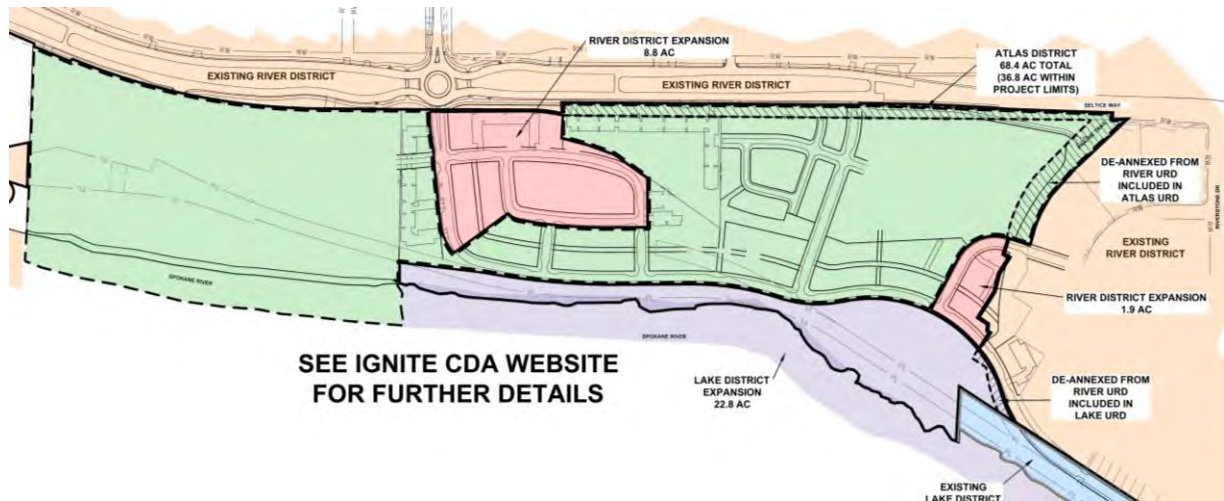


Figure 3: Proposed URD Expansion and Creation Areas

The result of this effort is a development master plan of the Atlas Site primarily focused on a variety of residential product types, to capture multiple market segments, along with a smaller amount of destination commercial areas. The financial analysis indicates that this type of development will fund, through land sales and TIF, the necessary infrastructure improvements and preservation of nearly 4,000 lineal feet (lf) of waterfront and 22 acres as public space, 12.5 acres on the waterfront and 9.5 acres in an upland area.

The master plan contemplates expansion of the River and Lake Districts and creation of the new Atlas District which includes the Atlas Site, Rivers Edge and Triangle Piece sites. ignite cda will lead the Atlas Site land development process, constructing the infrastructure “backbone” and disposing of the large neighborhood blocks to developers/builders through the request for proposal (“RFP”) process. Development standards will be created, following applicable City standards, for use in the RFPs to ensure consistent and market valuable/stable products are constructed, while also allowing flexibility to adjust to market changes over the six to eight-year absorption period. ignite cda TIF funds will be used to complete the waterfront public space improvements early in the schedule to allow the public to enjoy the public space and to stimulate investment on the adjacent development land. ignite cda also contemplates participation in development projects in the Rivers Edge and Triangle Piece which may include infrastructure and public space improvements.

The Atlas Site Financial Feasibility model demonstrates that, based on estimated costs and revenues, the Atlas Site can be redeveloped and achieve the City and ignite cda objectives. The financial feasibility model also demonstrates that TIF would be available to aid redevelopment of other parcels in the Stimson Mill Site area.

The Atlas Site development implementation plan anticipates change will occur due to market conditions and this reality will be woven into the process and products developed for development implementation to increase the opportunity for success.

2 INTRODUCTION

The City and ignite cda completed the Atlas Site Master Planning process that resulted in a development plan shown in Figure 4. The master planning process, including community engagement efforts, are summarized in the Atlas Site Waterfront Improvement Project Master Plan (“Master Plan”). The Master Plan is intended to achieve the following objectives:

1. Fund the Atlas Site land purchase, site remediation and infrastructure and public space improvements through land sales and TIF.
2. Preserve the waterfront land area as public space.
3. Create a unique and desirable addition to the City.



Figure 4: Atlas Waterfront Project Land Development Concept Plan

The purpose of this document is to demonstrate the financial feasibility of the projects contemplated by the expanded Lake and River Districts and the new Atlas District. This document summarizes the real-estate market analysis, conceptual site and infrastructure improvement plans and costs and outlines a development implementation strategy necessary for a viable project funded through land sales and TIF. The market and financial analyses also consider the proposed re-development of the Rivers Edge and Triangle Piece properties (See Figures 5 and 6).



Figure 5: Rivers Edge Development Proposal



Figure 6: Triangle Piece Conceptual Development Options

3 REAL-ESTATE ANALYSIS

3.1 MARKET ASSESSMENT

As the basis for the financial model, to determine the funding to be generated by land sales of developed property and the TIF from the developed property value, Heartland conducted a Residual Land Value analysis (“RLV Analysis”) for the specific land uses that are planned for the Atlas Site.

RLV Analysis is a useful method for calculating the amount a developer can pay for land given the assumed value of the development, the assumed project costs, and the developer’s desired profit. These values are calculated in 2018\$. The assumptions related to each of these components used for the Atlas Site are described in more detail below and the full set of inputs for each use are listed in Appendix 6.5.1.

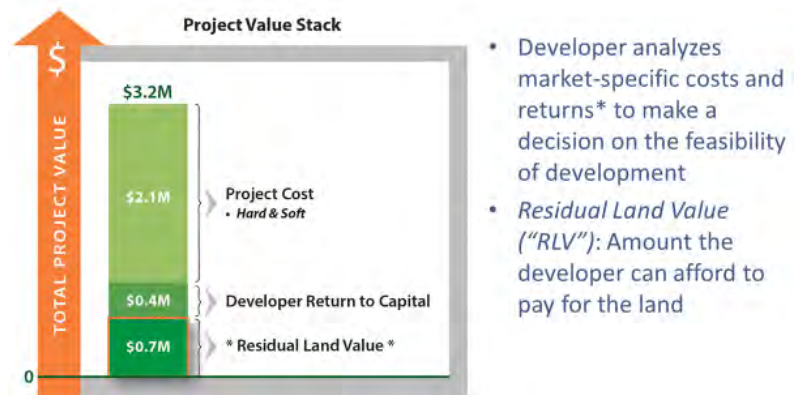


Figure 7: RLV – Land Value from a Developer’s Perspective

3.1.1 VALUE OF DEVELOPMENT

For this analysis, Heartland used two different methods for calculating the value of development based on whether the development is for-sale or rental product. For for-sale products such as single-family homes, townhomes, and condos, the total value is calculated based on the likely price of a finished unit sale minus the cost of sale. The total value of other uses such as rental apartments, retail, and medical office uses are calculated by looking at a property’s projected annual revenue stream (NOI) in 2018\$ and then applying an investor return requirement (or cap rate) to that income stream.

3.1.2 ASSUMED PROFIT

In this analysis, Heartland assumed that any developer who would buy land on the Atlas Site would require around 15% profit on total costs (excluding land) to compensate for the assumed risks of construction, leasing, and sales of product that they would develop.

3.1.3 PROJECT COST

For this analysis, it is assumed that most of the project site costs (earthworks, road construction, utilities) would be completed prior to the sale of land. Given this assumption, Heartland only included “block-level costs” associated with the development. More discussion regarding why this strategy was determined to be preferable is discussed in Section 4.2.1. These costs include land transaction costs, the cost of construction of the product, and site costs such as surface parking, utility

hookups, and alley constructions. The summary of these projected costs and profit are shown in Appendix 6.5.

3.1.4 RLV ANALYSIS

Based on the assumptions and the resulting RLV outputs, Heartland calculated land value for each of the types of land-uses based both on a \$/land SF, \$/unit for the residential uses, and \$/gross square footage area (GFA) for the non-residential uses. A summary of the results and the basic programmatic assumption for each use are discussed below:

Land Uses	Land Value/SF	Land Value per Lot/Unit
Single Family	\$20	\$112,000
Condo	\$17	\$18,000
Townhome	\$13	\$30,000
Low-rise MF	\$6	\$6,000
Non-Residential Uses	Land Value/SF	Value per GFA
Retail	\$7	\$300
Medical Office	\$7	\$400

Table 1: Estimated Residual Land Value by Product Type

These estimated land values in (2018\$) provide rough order magnitude revenue assumptions in which to determine how much ignite cda could achieve with future land sales once basic site development has been completed.

3.2 LAND DEVELOPMENT OPTIONS

Based on the RLV analysis, the Consultant Team worked together to develop a development/phasing strategy for the Atlas Site that would be designed to provide a diversity of uses as well as ensure that the projected revenue generated from land sales and TIF is enough to cover the projected project costs. This phasing strategy is based on the phasing map shown in Figure 8.

3.2.1 PHASING

The Atlas Site is planned to be developed in four phases. In each phase, lands sales for development will help to offset infrastructure costs associated with that phase and public space development costs. If there is a surplus of revenue compared to the costs, this surplus will be rolled over in the next phase to offset additional infrastructure/public space development costs. The key components of this phasing strategy are documented as follows:



Figure 8: Development Concept Plan and Phasing

Phase 1 Development: Phase 1 comprises around 35 acres of land, or 55% of the entire site, and includes 10 acres of the expanded Lake District, 13.5 acres of the expanded River District, and 11 acres in the new Atlas District. Phase 1 includes all six land-use types (Single-family homes, townhomes, condos, low-rise rental apartments, retail, and medical office). The assumed development sequencing for Phase 1 consists of the following:

Triangle Piece: The Triangle Piece is a 3.85-acre parcel currently owned by Atlas Mill Development Corporation. The parcel is located on Seltice Way in the proposed Atlas District. The City and Triangle Piece property owner are in the process of exchanging a parcel of City land, also in the Atlas District, for the Triangle Piece and a waterfront public access easement across the Rivers Edge parcel to the west of the

Atlas Site, also within the Atlas District. Provided the land exchange occurs, the Triangle Piece could be sold quickly as the land requires minimal earthwork and site development costs. Initial analysis indicates this property would work well for medical office. For this

analysis, the parcel is projected to close in Q1 2020 at a price of \$1.1M and is projected to take two years to fully develop. The faster this parcel can be sold, the quicker the proceeds from the sale as well as the tax increment from development will be available to help pay for the site development costs for the rest of the Atlas District.

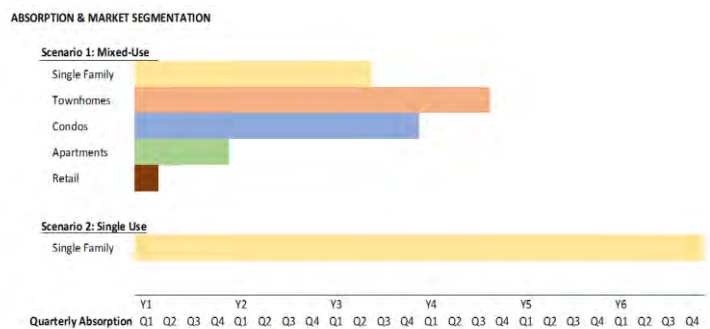


Figure 9: Timeline Showing the Absorption Advantage for Mixed Use Product Type Compared to a Single Product Type

Phase 1 Atlas District Other Uses: Land for other parts of Phase 1 of the Atlas District are projected to be sold after site development is completed for Phase 1 in Q3 2020. These blocks are assumed to be developed with retail and townhome product and expected to take two years to fully build out with construction set to be completed in Q1 2023 and TIF starting in Q2 2022 from the Triangle Piece development.

Phase 1 Lake District: Construction of the public space along the river is projected to start in Q2 2019 and take three quarters to be completed in Q1 2020 prior to the start of construction for all the development outside of the Triangle Parcel.

Phase 1 River District: River District land is projected to be sold after site development is completed for Phase 1 in Q3 2020. These blocks are assumed to be developed with single-family homes, townhomes, rental housing, and condos and are expected to take two years to fully build out with construction

set to be completed in Q1 2023 and tax increment revenue starting in Q2 2021 and ending in Q4 2028.

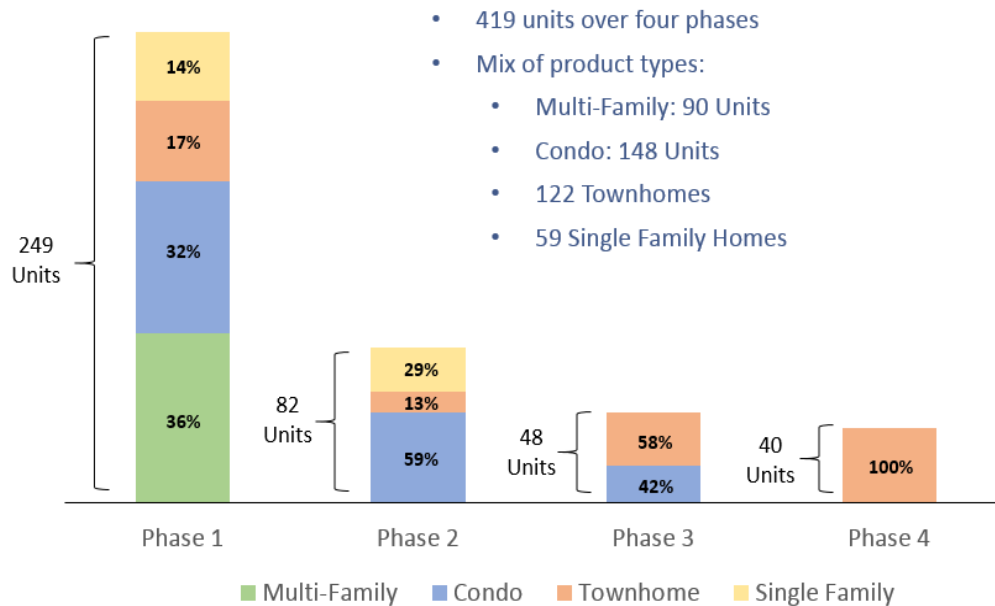


Figure 10: Atlas Site Product Type by Phase

Phase 2 Development: Phase 2 comprises around 5.6 acres of land entirely within the proposed Atlas District and includes the construction of the main feeder road from Seltice Way to the new road along the waterfront public space. Phase 2 land is expected to sell, after this new road has been completed, in Q3 2021 and the projected townhome and condo product is estimated to take two years to fully build out with construction set to be completed in Q1 2024 with tax increment revenue starting in Q3 2022.

Phase 3 Development (Atlas): Phase 3 comprises around 15.3 acres of land and includes the construction of the public space off Seltice way as well as adjacent townhome, rental apartment and condo development. Phase 3 land is expected to sell after public space and other site development is complete in Q1 2023 and the projected residential development is estimated to take two years to fully build out with construction completing in Q2 2025 with tax increment revenue starting in Q4 2023.

Phase 4 Development (Atlas): Phase 4 comprises around 5.8 acres of land expected to be a single-family development. Phase 4 finished lots are expected to sell after site development is complete in Q2 2024 and the lots are estimated to sell in two years by Q3 2026 with tax increment revenue starting in Q1 2025.

3.2.2 RIVERS EDGE PROPERTY

In addition to the land revenue and TIF generated from the development of the Atlas Site, TIF from the 25.7-acre adjacent Rivers Edge and Triangle Piece parcels are projected to create funding that may be used for the site development costs on the Atlas Site. It is assumed that around 800 rental apartments would be constructed on

the property starting in 2022 and would take ten years to fully build out. TIF funds would be available to assist with redevelopment of the Rivers Edge and the Triangle Piece. As noted in the executive summary, the City and Douglass are in the process of completing a land trade that would also include a 40-foot public waterfront easement along the Rivers Edge parcel. TIF funds may be available to assist with constructing public improvements in this corridor.

3.2.3 ABSORPTION

Based on the development sequencing discussed above, the estimated absorption by quarter for each phase is as follows:

Unit Absorption by Phase by Product per quarter

Phase	Townhome	Condo	Low-rise MF	Single Family	TOTAL	Absorption Time (Yrs.)
1	9.5	5.0	7.5	2.9	25	3
2	1.8	13.5	0.0	0.0	15	2
3	2.5	0.0	7.5	0.0	10	2
4	0.0	0.0	0.0	4.5	5	2
Rivers Edge			20		20	10

Table 2: Estimated Product Absorption by Phase

3.3 FINANCIAL ANALYSIS

Based on the RLV analysis and the Development Phasing Timeline, site development costs, and programmatic assumptions, the consultant team worked to develop a financial model that would show on a quarterly basis that projected revenue for the redevelopment of the Atlas Site would cover the projected site development costs, including the public space. The financial model framework is shown in Appendix 6.4 and the annual cashflow model is shown in Appendix 6.6. In this model both costs, and revenues are escalated at 2% per year to account for projected land specialization and cost inflation.

3.3.1 TOTAL PROJECT SOURCES

The total project sources are funds that are being used to purchase the land, develop the public space, and complete all site development and remediation costs for the Atlas Site. These sources can be divided into 4 categories, ignite cda sources, City funding, TIF, and Real Estate Land Sales. As can be seen Table 3, the Total Sources used to fund the project is around \$109M. Over 40% or \$43.8M of the funds for the redevelopment are TIF with the majority (\$39.7M) of the TIF coming from the newly created Atlas District. The estimated TIF is based on estimated future property values (using a 2% annual growth rate) and the 2017 tax levy rate held constant.

Sources	Total Project
River District	\$3,700,000
Lake District	\$3,700,000
Atlas District	\$2,100,000
City Funding	
General Fund	\$0
Wastewater Loan	\$7,850,000
Tax Increment	
River District Phase 1	\$4,085,577
Atlas District	\$39,687,557
Rivers Edge Property	\$32,418,328
Real Estate Sales	
Triangle Parcel	\$1,154,361
Phase 1	\$6,767,852
Phase 2	\$1,919,167
Phase 3	\$995,729
Phase 4	\$4,602,257
Total Sources	\$108,980,829

Table 2: Estimated Funding Sources

3.3.2 TOTAL PROJECT USES

The total Atlas Site project uses show what is being funded through 2039. As can be seen in Table 4, the uses can be divided into six categories, initial land costs, operating costs, debt repayment, intended wastewater fund reimbursement, costs to construct the public space (including public space in Rivers Edge), infrastructure costs, and construction of community facilities. Additionally, the uses contemplate reimbursing the City for the railroad right of way (ROW) land they acquired in 2010. The total uses for the redevelopment are around \$96.1M which is fully covered by the \$109.0M in sources.

Uses	Total \$ (2018\$)
Land Acquisition	-\$7,850,000
Operating Costs (Atlas District)	-\$7,283,551
Intended Reimbursement	
Wastewater Fund (Lake District) for land acquisition	-\$193,454
Wastewater Fund (River District) for land acquisition	-\$2,018,165
Wastewater Fund (Atlas District) for land acquisition	-\$6,700,886
Atlas District ROW Repay to City for land acquisition	-\$557,328
Debt	
Atlas District Repay to River District	-\$2,213,490
Public Space Development	
Public Space Improvement*	-\$2,500,000
Phase 1	-\$2,825,400
Phase 2	\$0
Phase 3	-\$2,141,917
Infrastructure	
Phase 1	-\$7,190,796
Phase 2	-\$2,005,683
Phase 3	-\$1,883,432
Phase 4	-\$4,865,022
Community Facilities	
Cultural Center	-\$7,750,000
Educational Facility	-\$3,250,000
Multi Purpose Athletic / Perf. Facilities	-\$10,500,000
Other Public Facilities **	-\$17,600,000
Medical Facility	-\$6,750,000
Total Uses	-\$96,079,124

Surplus/Gap	\$12,901,705
--------------------	---------------------

Table 4: Estimated Funding Uses

* could include public infrastructure (streets, water, sewer) sidewalks, site remediation, site preparation, parking, parks, ped/bike trails, riverfront access, docks in the Atlas Site, Rivers Edge and Triangle Piece.

** could include facilities such as museums, convention center, community centers, public safety building.

3.3.3 ANNUAL TIMELINE

The annual breakdown of these sources and uses through 2039 are graphically summarized below and are shown in more detail in Appendix 6.6. In the initial years 2018-2024, site development costs are offset by land sales and initial sources from ignite cda. After 2024, tax increment revenue from Atlas District (through 2039) and from River District (through 2028) are used to pay for construction of over \$45M in community facilities.

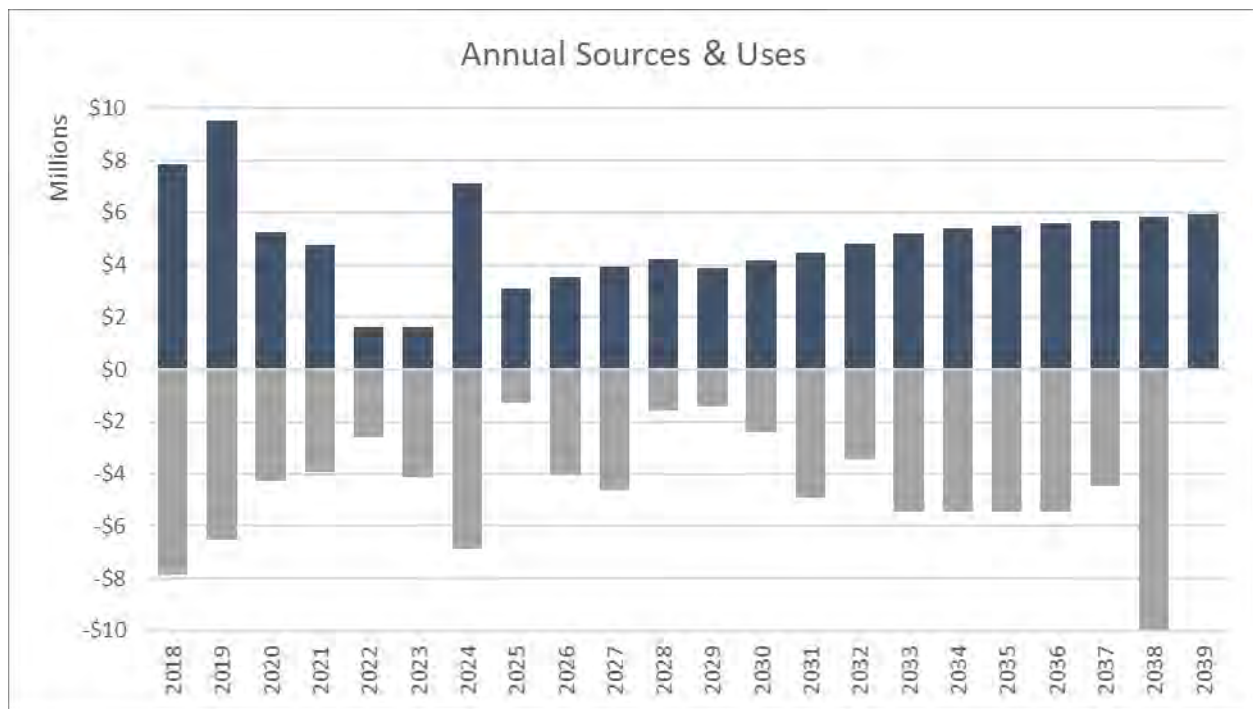


Figure 11: Annual Sources and Uses

4 DEVELOPMENT IMPLEMENTATION STRATEGY

4.1 FINANCING/URD

To ensure that the funding sources cover all the projected costs during the duration of the project cashflows were developed on a quarterly basis for the project and for each of the urban renewal districts. The annual project cashflows as well as each of the district cashflows can be found in Appendices 6.6 - 6.8.

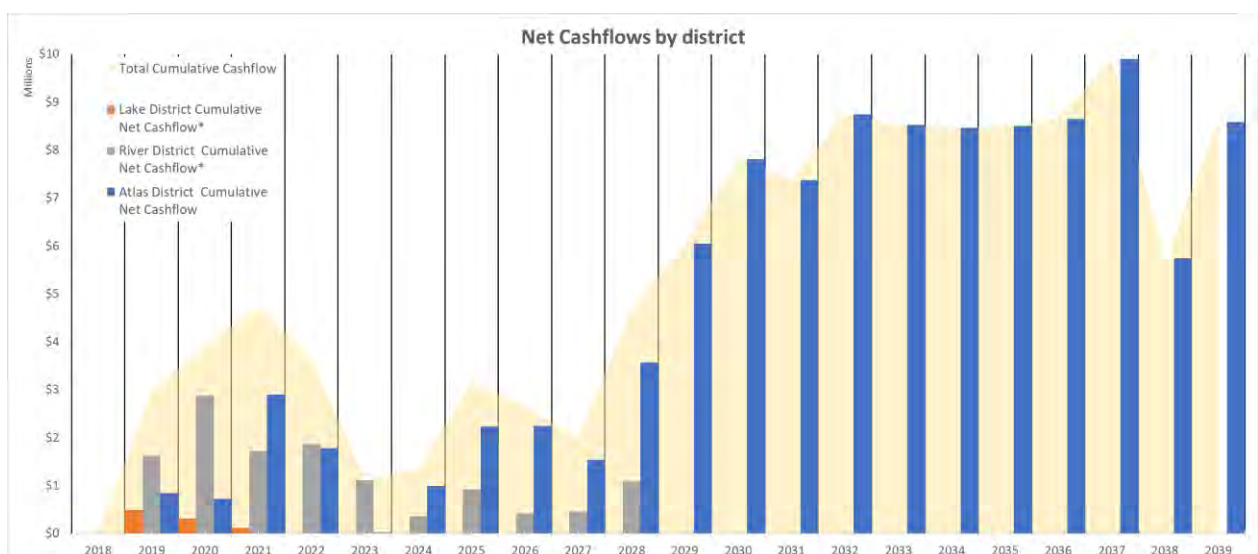


Figure 12: Net Cashflows by district

As shown by the summary chart in Figure 12, the total proceeds generated by the project is sufficient to cover the project costs on a yearly basis with 2024 estimated to be the point when the cumulative net cashflow is the lowest. \$9.5M in URD funds will pay for the initial public space and infrastructure construction costs necessary to sell land. These initial funds coupled with real estate land sales in years 2019-2023 are projected to cover the estimated \$20.9M estimated total site development and public space construction costs. After Atlas Site development projects have been completed and the districts begin to generate tax increment revenue on the project post 2023, the project will generate proceeds that are planned to be utilized for construction of public space through the Stimson Mill Site.

4.1.1 Cashflow by URD

Cashflows by District: Each of the districts will have positive net cashflows through the end of their life, although each district will generate cashflows for different durations. The dynamics of each of the district cashflows is discussed below:

Atlas District : The Atlas District will start with around \$2.1M in funds loaned from the River District and will generate revenue from land sales in 2020 (Triangle Piece), 2021, 2022, and 2024. These funds will cover the roughly \$13M in estimated site development costs and then may be used to reimburse the City wastewater fund and the Atlas District loan to the River District, as well as reimburse the City for the railroad ROW purchase. After 2021, the district will start to accrue tax increment revenue as development is constructed and this yearly revenue stream is estimated to reach \$2.8M for the Atlas Site and \$3.0M for the Rivers Edge property by 2038.

Lake District: Assuming existing Lake District funds of \$5.2M are available, they will be enough to cover the \$2.8M in estimated public space development cost and \$0.8M in estimated site development costs and potentially prepay its proportional share of the City wastewater fund reimbursement.

River District: Land sales in the River District of \$3.8M along with around \$3.7M from existing River District Funds are estimated to be enough to cover the \$4.2M in estimated site development costs. In 2021, the River District is set to reimburse its proportional share of the City wastewater fund. Funds generated in the later years of the expanded River District are estimated to be able to fund community facilities and public improvements.

4.2 TRANSACTION STRUCTURES

4.2.1 EVALUATION OF IMPLEMENTATION STRATEGIES

The City took the first step in implementing the redevelopment of the Atlas Site by purchasing the property in 2018 for \$7.85M. Now that the land is owned publicly, there are many ways in which the property could be developed that would impact the risk and returns associated with the repayment of the initial acquisition capital. The range of strategies that were evaluated and the considerations associated with each of these strategies are listed in Table 5.

Implementation Strategy	Public Risk	Interest from Developers	Revenue to City	Quality of Development
Sell unimproved land to one private developer	Low: Risk that property stays vacant	Low: <ul style="list-style-type: none"> • Hard to access capital/debt • Few developers with capital to purchase 	Negative: <ul style="list-style-type: none"> • Developer will pay less money than City paid for land 	Development will be integrated but may come across as homogenous/sterile
Sell unimproved land to multiple private developers	Low: Risk that development lacks continuity and lack of integration and less profitable elements of development would be vacant or poorly developed	Med/Low: <ul style="list-style-type: none"> • Hard to access capital/debt • Limited # of developers with capital to purchase • Still requires extensive upfront site development and remediation 	Neutral: <ul style="list-style-type: none"> • Developer will pay about the same price as the City paid for land 	Lack of integration. Public amenity components of project may be poorly developed
Ground lease to private development	Med/Low: Medium risk through construction and very low risk after construction is complete	Low: <ul style="list-style-type: none"> • Developers reluctant to ground-lease especially when so much fee-simple vacant land is available nearby 	Positive: <ul style="list-style-type: none"> • Ground-lease payments should be high enough to pay interest on current debt 	Minimal control regarding the quality and type of development.
Fee Development	High: City accepts all development risk	Unknown: <ul style="list-style-type: none"> • Depends on development fee 	Variable: <ul style="list-style-type: none"> • Could be very successful or fail considerably • Access low-cost debt financing 	Full control and management of quality of development and level of finish for public amenities
Sell blocks to multiple private developer	Medium: Risk that City overspends on site development and public space development	High: <ul style="list-style-type: none"> • Multiple national/local developers able to purchase and develop blocks based on range of uses. 	High: <ul style="list-style-type: none"> • City maximizes the value of blocks by minimizing upfront site development risks for developers • Access low-cost debt financing 	Allows a level of quality and form of development while for also providing some flexibility in terms of programmatic mix
Sell finished lots to builders/developers.	Medium/High: Risk that City overspends on site development and limits programmatic alternative	High: <ul style="list-style-type: none"> • Multiple national/local developers would be interested depending on use 	High: <ul style="list-style-type: none"> • Selling individual could achieve the highest value of land revenue • Access low-cost debt financing 	Significant control for the level of quality, form and uses within the master plan but provides minimal flexibility if market changes.

Table 5: Implementation Strategy Evaluation

4.2.2 FLOW OF INITIAL TRANSACTIONS

The sequence of funds to capitalize the project started with the City's purchase of the land in 2018. Moving forward, existing funds from the Lake District and River District as well as a loan from the River District to the Atlas District totaling \$9.5M are projected to be capitalized in Q1 2019 which will fund the waterfront public space development and initial site development. Revenue from land sales starting in Q1 2020 and continuing through the end of 2024 will fund the remainder of the public space costs and Atlas Site development. TIF from the Rivers Edge property is projected to accruing in 2023 and TIF for Atlas District and River District is projected to start to accrue in Q1 and Q2 of 2021, respectively. TIF will generate sufficient funds to cover debt repayment between districts and reimbursement to City funds for land acquisition as well as fund the construction of community facilities and public infrastructure improvements until the Atlas District closes in 2039.

4.3 PROPERTY DISPOSITION

Based on the project plan, an estimated 20 development blocks can be sold to developers/builders starting with the sale of the Triangle parcel and continuing based on the phasing strategy identified above. These blocks could be sold individually, or multiple blocks could be sold to an interested party depending on market interest. The disposition process for the sale of these blocks (or groups of blocks) will occur by phase. Prior to soliciting interest, it is envisioned that ignite cda would complete pre-market preparation and then solicit interest through a formal RFP process. Proposals from interested parties responding to the RFP would then be evaluated and ignite cda would begin negotiations prior to signing a disposition and development agreement ("DDA"). After a DDA is signed, the Board would need to approve the sale and interested party would complete feasibility. Closing for the property could either occur after waiver of feasibility and/or entitlement depending on the terms of the DDA. The estimated time from pre-market prep to closing for each block is estimated to take 12-18 months to close.

4.4 SITE IMPROVEMENTS

The Atlas Site has no internal utilities, highly varied topography and large areas with structurally un-suitable soils. These site characteristics have made development very challenging because of the high infrastructure and site improvement costs. The proposed land use plan was developed to minimize site grading requirements and maximize views to the Spokane River.

The infrastructure improvements are proposed to be completed in phases to minimize the initial capital costs and maximize the land area for sale. The waterfront public space improvements would be completed in the first phase, so potential buyers know the public space "will occur." Figure 13 shows the proposed phasing and Figure 14 shows the phasing with URDs.



Figure 13: Atlas Site Development Concept Plan with Phasing

To develop conceptual level opinions of costs, a preliminary site grading plan was developed, and infrastructure layout plans developed (see Appendix 6.2). Opinions of cost were developed using recent public works unit bid pricing and contractor provided unit pricing and, in the financial model, costs are escalated 2%/yr. to the construction year. A 15% contingency was applied to the project costs.

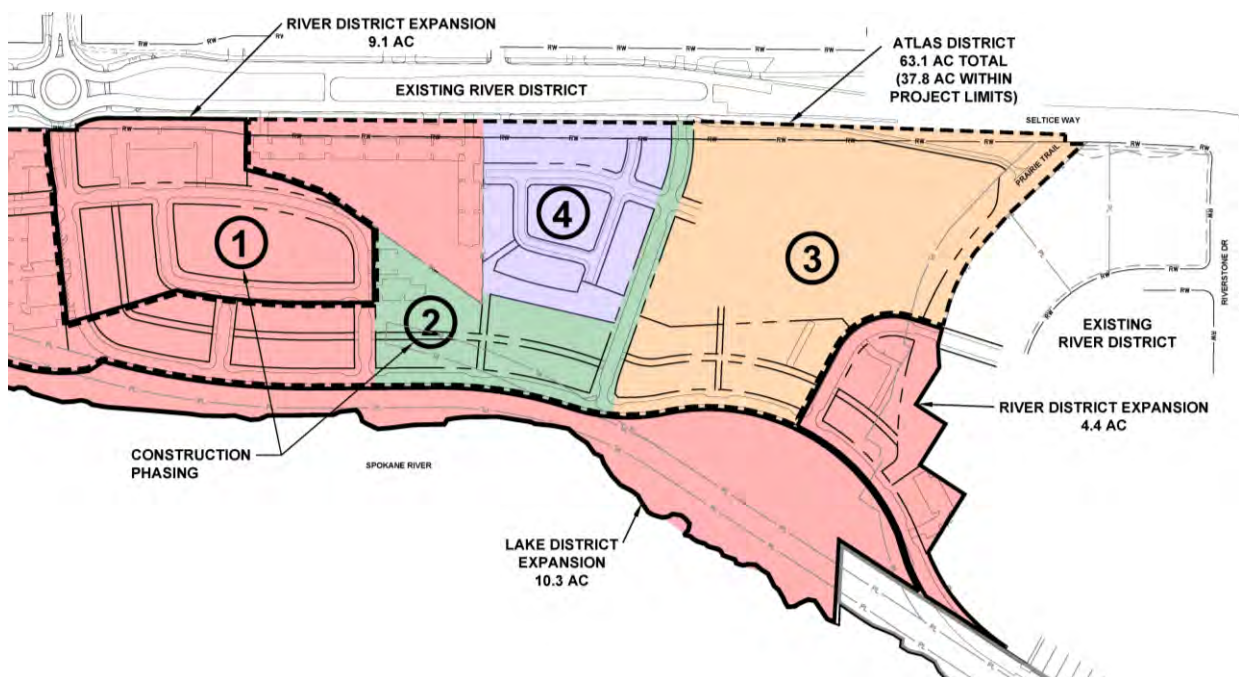


Figure 14: URD Boundaries with Phasing

Tables 6 through 9 summarize the site development opinions of cost by phase and by district in 2018\$. This information was used in financial model.

URD Summary - Phase 1				
Phase 1	Atlas District	River District	Lake District	Total
Roadway & Stormwater Improvements	\$ 1,180,000	\$ 2,850,000	\$ -	\$ 4,030,000
Site Grading & Retaining Walls	\$ 460,000	\$ 560,000	\$ 420,000	\$ 1,440,000
Non-Structural Soil Remediation	\$ -	\$ -	\$ -	\$ -
Public Space Improvements	\$ -	\$ -	\$ 2,770,000	\$ 2,770,000
Shoreline Stabilization	\$ -	\$ -	\$ 250,000	\$ 250,000
Water System Infrastructure	\$ 110,000	\$ 320,000	\$ -	\$ 430,000
Wastewater Infrastructure	\$ 370,000	\$ 270,000	\$ -	\$ 640,000
Legal, Planning, Permitting	\$ 40,000	\$ 80,000	\$ 70,000	\$ 190,000
Total	\$ 2,160,000	\$ 4,080,000	\$ 3,510,000	\$ 9,750,000

Table 6: URD Summary Phase 1

URD Summary - Phase 2				
	Atlas District	River District	Lake District	Total
Roadway & Stormwater Improvements	\$ 1,370,000	\$ -	\$ -	\$ 1,370,000
Site Grading & Retaining Walls	\$ 230,000	\$ -	\$ -	\$ 230,000
Non-Structural Soil Remediation	\$ -	\$ -	\$ -	\$ -
Public Space Improvements	\$ -	\$ -	\$ -	\$ -
Shoreline Stabilization	\$ -	\$ -	\$ -	\$ -
Water System Infrastructure	\$ 130,000	\$ -	\$ -	\$ 130,000
Wastewater Infrastructure	\$ 120,000	\$ -	\$ -	\$ 120,000
Legal, Planning, Permitting	\$ 40,000	\$ -	\$ -	\$ 40,000
Total	\$ 1,890,000	\$ -	\$ -	\$ 1,890,000

Table 7: URD Summary Phase 2

URD Summary - Phase 3				
	Atlas District	River District	Lake District	Total
Roadway & Stormwater Improvements	\$ 550,000	\$ -	\$ -	\$ 550,000
Site Grading & Retaining Walls	\$ 630,000	\$ -	\$ -	\$ 630,000
Non-Structural Soil Remediation	\$ 390,000	\$ -	\$ -	\$ 390,000
Public Space Improvements	\$ 1,940,000	\$ -		\$ 1,940,000
Shoreline Stabilization	\$ -	\$ -	\$ -	\$ -
Water System Infrastructure	\$ 30,000	\$ -	\$ -	\$ 30,000
Wastewater Infrastructure	\$ 70,000	\$ -	\$ -	\$ 70,000
Legal, Planning, Permitting	\$ 70,000	\$ -	\$ -	\$ 70,000
Total	\$ 3,680,000	\$ -	\$ -	\$ 3,680,000

Table 8: URD Summary Phase 3

URD Summary - Phase 4				
	Atlas District	River District	Lake District	Total
Roadway & Stormwater Improvements	\$ 1,030,000	\$ -	\$ -	\$ 1,030,000
Site Grading & Retaining Walls	\$ 240,000	\$ -	\$ -	\$ 240,000
Non-Structural Soil Remediation	\$ 2,550,000	\$ -	\$ -	\$ 2,550,000
Public Space Improvements	\$ -	\$ -	\$ -	\$ -
Shoreline Stabilization	\$ -	\$ -	\$ -	\$ -
Water System Infrastructure	\$ 220,000	\$ -	\$ -	\$ 220,000
Wastewater Infrastructure	\$ 200,000	\$ -	\$ -	\$ 200,000
Legal, Planning, Permitting	\$ 80,000	\$ -	\$ -	\$ 80,000
Total	\$ 4,320,000	\$ -	\$ -	\$ 4,320,000

Table 9: URD Summary Phase 4

4.5 PUBLIC SPACE

A primary project objective was to create substantial public space with open areas, water access, and bicycle and pedestrian trails. The proposed land use plan includes an extensive pedestrian connection network that links the upland and waterfront public spaces with the neighborhoods, Seltice Way and areas to the west and east.

4.5.1 RIVERFRONT PUBLIC SPACE

Following the shoreline for nearly 4,000 lineal feet, the proposed 12.5-acre Riverfront public space will provide a public green space that links the Atlas development to the Spokane River and provides connectivity to public spaces to the west and east. The current concept design features turf landscaping, a paved bicycle trail, and a gravel walking path along the water. In addition, a restroom facility, parking lot and structured water accesses are currently proposed within the public space improvements.

4.5.2 MT. HINK NATURE AREA PUBLIC SPACE

The existing steep topography in the northeast section of the development (named “Mt. Hink”) is a result of removing structural un-suitable soils from the south part of the site and stockpiling them in this area. Based on limited geotechnical investigations and historical photographs, the subsoils in this area are also non-structural. The cost to remediate the site to a buildable condition is more than the site could be sold for. At this time, it appears most feasible to simply re-shape the piles into a desirable 9.5-acre nature park configuration with gravel trails and native plantings. Re-shaping the land in this manner provides a unique public space experience with excellent views to the river and surrounding areas.

4.5.3 RIVERS EDGE PUBLIC SPACE

The proposed Rivers Edge development will include a 40-foot public waterfront corridor and Spokane River access. Public improvements in this corridor may include, among other items, a multi-use trail, landscaping, lighting, and retaining walls. This corridor will be “the final link” in connecting the City’s westernmost park, Johnson Mill River Park, with the City’s other waterfront parks.

5 RECOMMENDED IMPLEMENTATION STRATEGY

5.1 ORGANIZATION

Based on conversations with ignite cda and reviewing the projected cashflows generated by the project, the Consultant Team recommends an implementation strategy in which public funds are used for the City and ignite cda construction of the public space and the major site development and infrastructure costs supplemented with funds from land sales that are made at the block level to various developers/builders to generate revenue (the strategy highlighted in Figure 15). This strategy is optimal as it minimizes the risk to the public, ensures priorities of the development are met, and creates significant land value that would be attractive to developers while also providing the City and ignite cda the necessary revenue to accomplish its project objectives. The following graphic depicts a framework that lays out how to pursue this implementation strategy once the Atlas Project is approved.

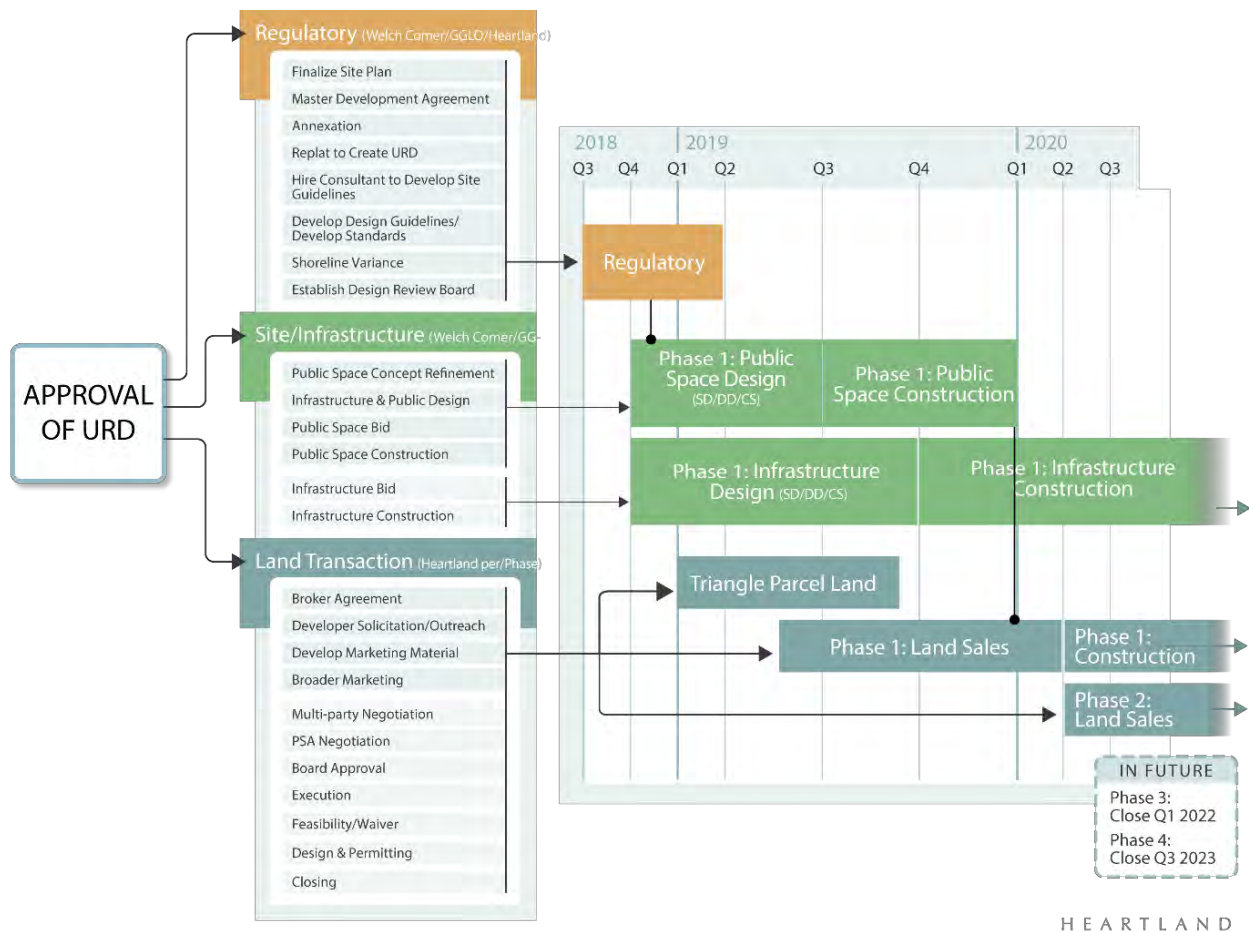


Figure 15: Implementation Strategy

5.2 RFP/MARKETING

As discussed in the Property Disposition Section, it is envisioned that ignite cda would solicit interest from private developers/builders to buy blocks or groups of blocks through a formal RFP Process based on the staggered timing for each phase. This approach allows the flexibility of multiple developers/builders developing different blocks for each phase which generates revenue sooner. The estimated time from pre-market prep to closing for each transaction is estimated to take 12-18 months staggered from the beginning of 2019 until the end of 2024. The steps for this process are as follows:

1. **Pre-Marketing Prep:** This would include collection of due-diligence material, informal developer outreach and soft-marketing.
2. **Formal RFP Solicitation:** An RFP would be created and widely marketed to both local and national developers/builders. This RFP could include the following elements:
 - a. Summary of the Overall Redevelopment Plan
 - b. High-level market analysis
 - c. Rough massing study by block
 - d. Evaluation Criteria
 - e. Timing (offer contingent on building permits)
 - f. Approval process as set out in design guidelines
 - g. Key terms required for submittal
3. **Offer Evaluation:** Once offers are received, they will be evaluated, and one developer will be selected for each block or block(s). ignite CDA will negotiate terms with the selected developer as part of the Disposition and Development Agreement (DDA). The developer evaluation and selection will include evaluation of developer proposed project's consistency with the Atlas Site Development Standards, the terms and price of each offer, as well as a summary of interested parties track record, financial capacity and references.
4. **DDA Signing and Closing:** The last step of the process is signing a DDA with a single party for each block(s) and closing on the property after waiver of feasibility and/or entitlement.

5.2.1 DEVELOPMENT STANDARDS

The Atlas Site development is unique because it will be led by the City/ignite cda, whose objectives are not solely focused on the short-term bottom line, but rather on both the short-term (land sales) and long-term (tax increment) bottom line and the long-term neighborhood character and community benefit. Additionally, multiple developers/builders may be involved in purchasing blocks or groups of blocks, which require a higher level of architectural coordination amongst the buyers. To address the project characteristics, a robust set of development standards should be developed to establish the neighborhood character, maintain a consistent quality, and promote long term value.

The development standards may include:

1. Generally defining acceptable residential and commercial building character, but also creating a list of building evaluation criteria to promote developer/builder creativity.
2. Establishing building relationships to streets, trails, parks and the public realm in general.
3. Vehicular access and parking
4. Street design
5. Pocket parks, plazas, trails and public stairs (outdoor areas associated with private development, not large public land areas such as the waterfront and upland landscape park)

The development standards could be developed in collaboration with the City planning department and attached to the property through a PUD. Exploring different approaches to development standards, based on examples from similar projects will help determine which approach holds the most promise for Atlas Mill.

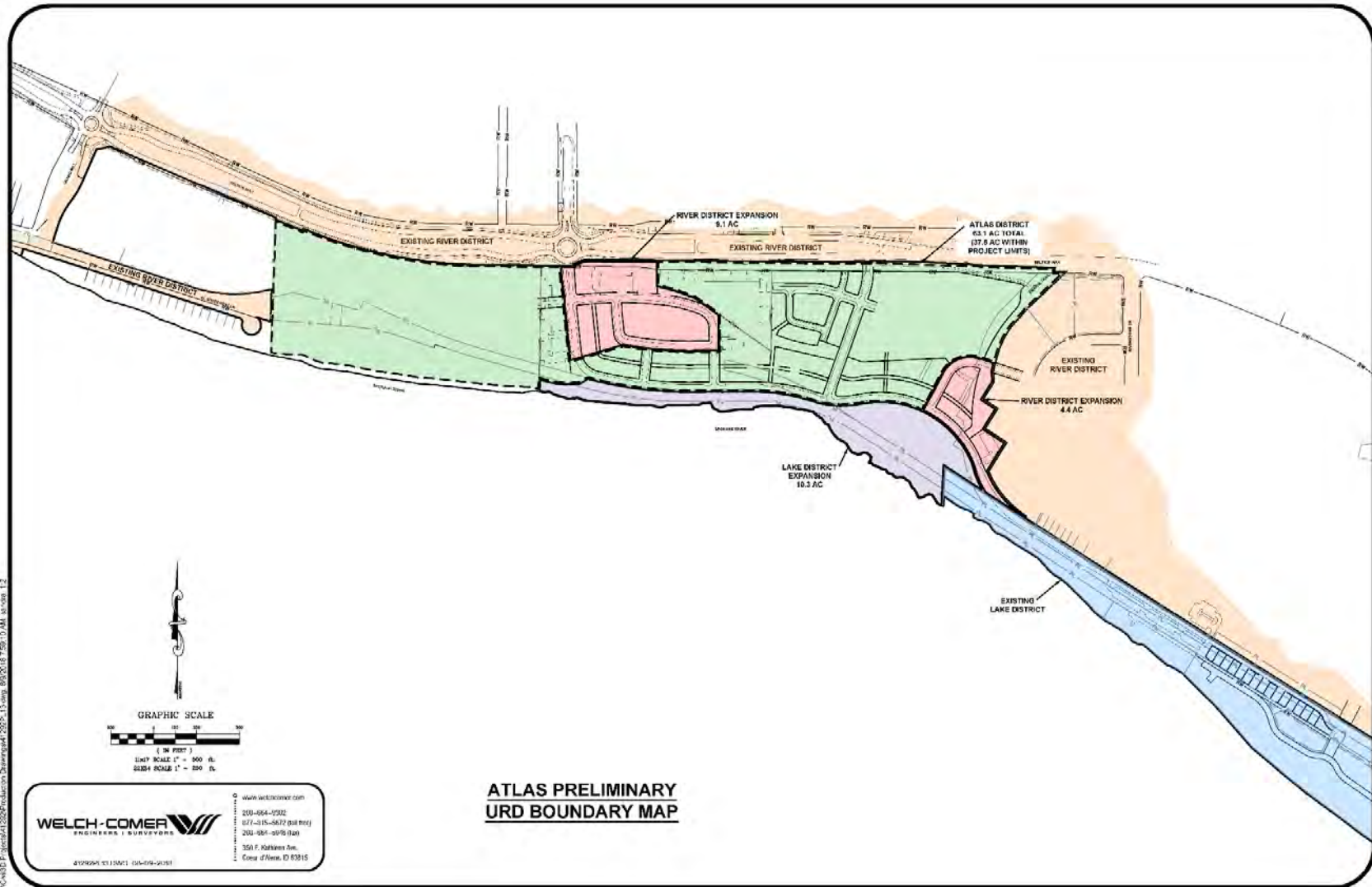
5.2.2 ROLES/RESPONSIBILITIES

As depicted in Figure 15, the implementation strategy divides the roles and responsibilities of the subconsultant into three tracks:

- **Regulatory:** After approval of the district there are several regulatory steps still needed to occur prior to soliciting an RFP. Welch Comer, working with GGLO and Heartland, would work with ignite cda to finalize the regulatory conditions needed to implement the site plan, these tasks could include but are not limited to: finalizing the site plan; defining a master plan agreement; pursuing annexation; re-platting; developing site and design guidelines; approving a shoreline variance; and establishing a design review board.
- **Site/Infrastructure:** Welch Comer along with GGLO will work to continue to design public space enhancements, infrastructure and roads and assist ignite cda with soliciting bids and managing the public space and infrastructure construction.
- **Land Transactions:** As part of the land transaction process, Heartland will assist ignite cda with soliciting a formal RFP and assisting with the selection and negotiation with developers/builders as discussed in more detail in the RFP/Marketing section.

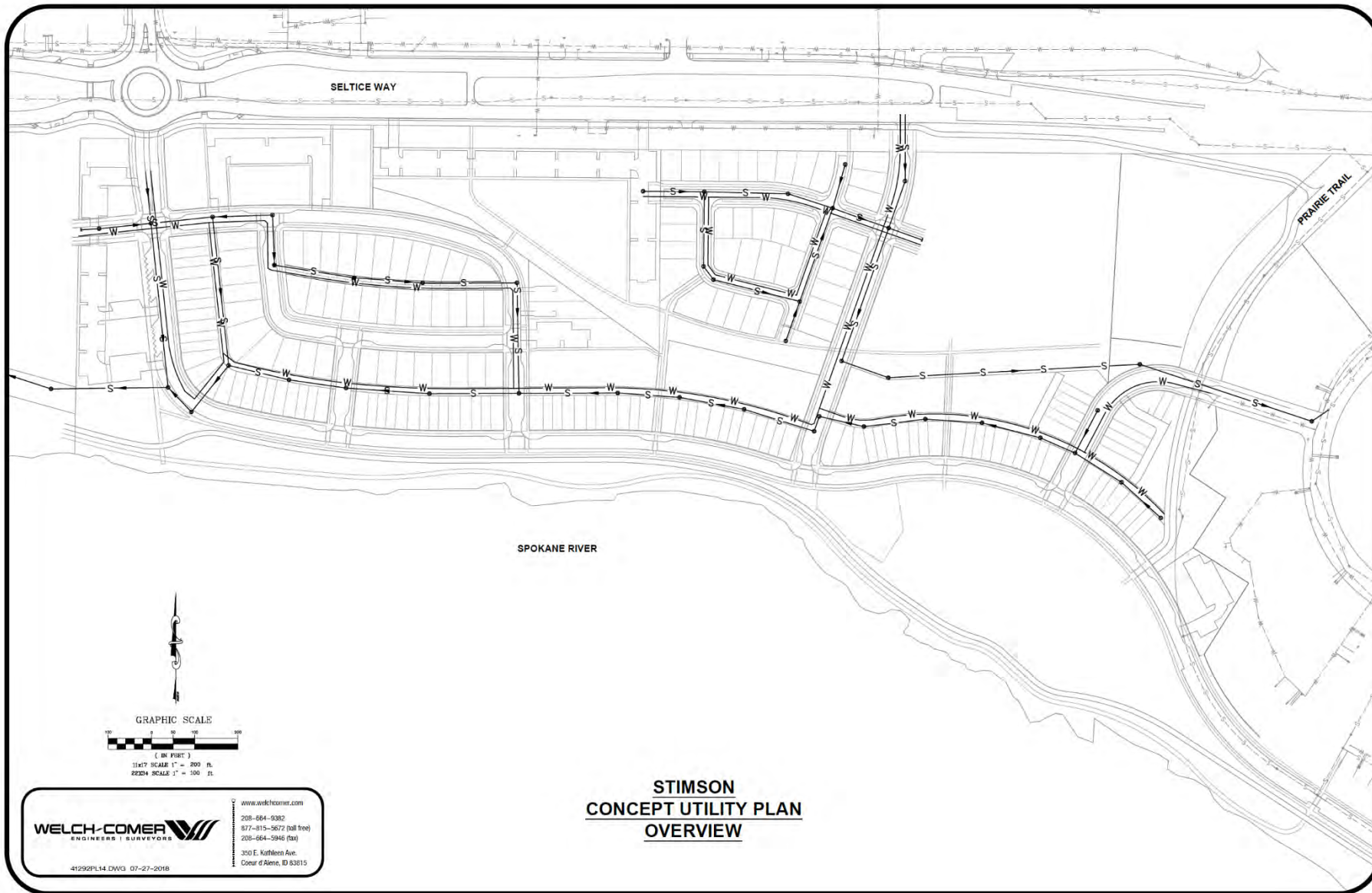
6 APPENDICES

6.1 DISTRICT MAP



6.2 INFRASTRUCTURE CONCEPTS





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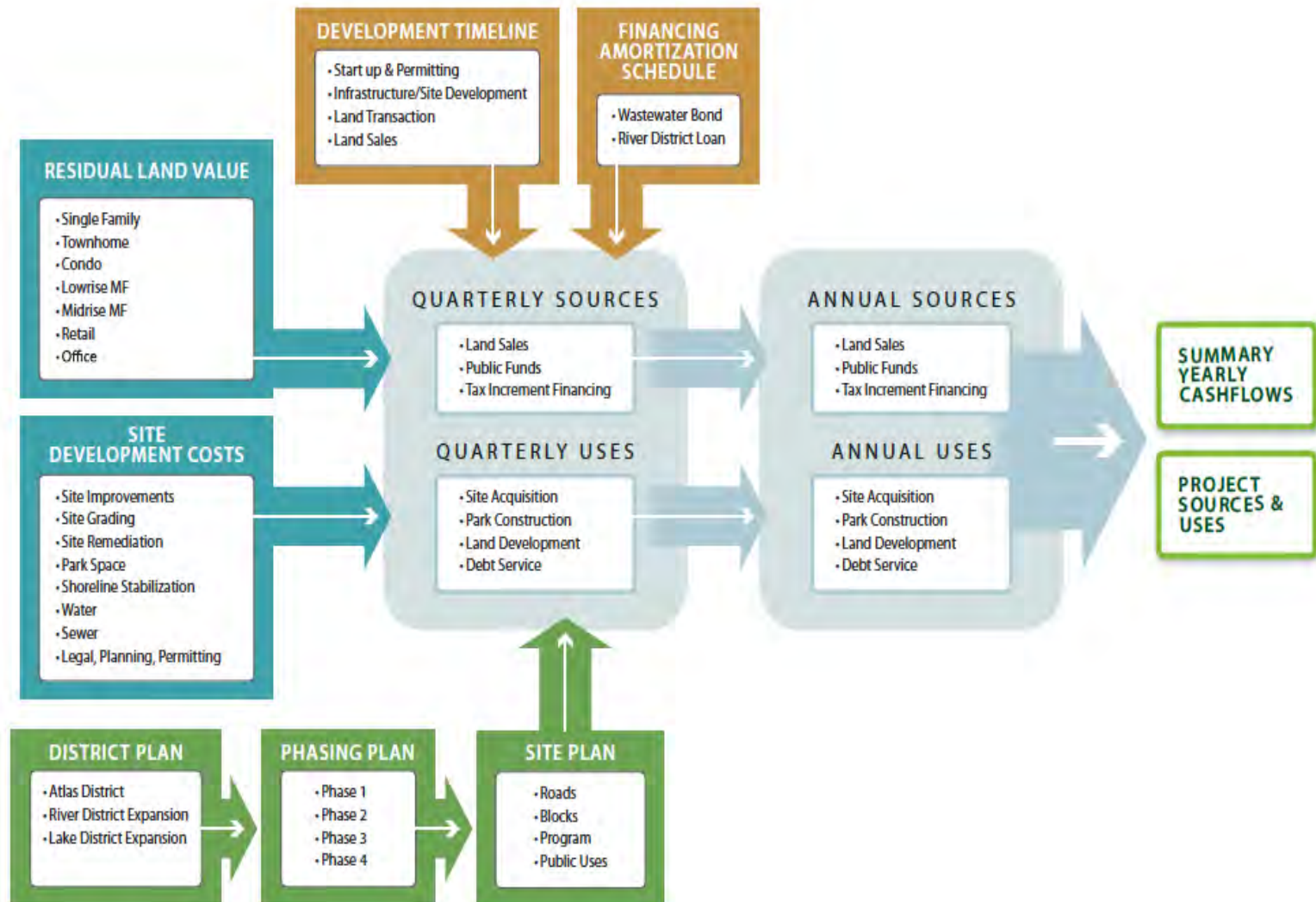
Coeur d'Alene, ID 83815

Block designations 07.09.2018



6.4 FINANCIAL MODEL MAP

ATLAS Redevelopment: Financial Model Map



6.5 RLV BY PRODUCT TYPE

	1	2	3	4	7	8	
RLV PSF	\$20.12	\$12.81	\$16.90	\$5.65	\$8.49	\$6.68	
RLV /Unit	\$111,777	\$29,893	\$18,399	\$5,591	\$307	\$399	
Units/Acre	8	19	40	44	0.6	1.2	
GFA Per Unit	2,300	2,000	1,412	1,059	1	1	
\$/ GFA	300	265	370	242	307	399	
Land Use	Single Family	Townhome	Condo	Lowrise MF	Retail	Medical Office	
Space Program							
Pad Size	43,560	43,560	43,560	43,560	43,560	43,560	Land SF
Net Developable Area	90%	75%	43%	54%	50%	60%	% Pad
FAR	NA	NA	3.0	2.0	0.6	1.2	
Average Lot Size	5,000	1,750	--	--	--	--	
Average Unit Size	2,300	2,000	1,200	900	--	--	
Parking Type	Surface	Surface	Surface	Surface	Surface	Surface	
Efficiency	--	--	85%	85%	90%	90%	
Building Area	18,034	37,337	56,192	47,045	13,068	31,363	SF
Rentable Area	--	--	47,764	39,988	11,761	28,227	SF
Units	8	19	40	44	--	--	
Parking							
Minimums	2	2	2	1.25	200	300	Per Unit/SF Min
Spaces	16	37	80	55	59	94	
Parking Check	0.89	0.75	0.54	0.68	0.66	0.46	
Revenue							
Sale							
Sales Price	\$300	\$265	\$370	--	--	--	
Sale Price Per Unit	\$690,000	\$530,000	\$444,000	--	--	--	
Less: Sales Costs	-\$18	-\$16	-\$22	--	--	--	
Net Sales Revenue	\$282	\$249	\$348	--	--	--	
Total Sale Revenue	\$5,085,588	\$9,300,647	\$19,543,717	--	--	--	
Rent	--	--	--	\$1.60	\$27	\$33.8	
Occupancy	--	--	--	94%	90%	92%	
Operating Expenses							
Operating Expense Type	--	--	--	FSG	NNN	NNN	
Expense Ratio	--	--	--	25%	0%	0%	
Total Net Operating Income	--	--	--	\$541,279	\$280,505	\$876,445	
Cap Rate				5.60%	7.0%	7.00%	
Total Value	\$5,085,588	\$9,300,647	\$19,543,717	\$9,665,690	\$4,007,209	\$12,520,637	
					\$306.64	\$399.21	
Cost							
Hard Costs	\$2,885,440	\$5,973,920	\$11,800,404	\$5,880,600	\$2,090,880	\$7,527,168	
Alley Infrastructure	\$73,023	\$153,035	\$87,193				
Parking	\$80,000	\$185,000	\$400,000	\$275,000	\$295,000	\$470,000	
Hard Cost Contingency	\$144,272	\$298,696	\$590,020	\$294,030	\$104,544	\$376,358	
Soft Costs (Excluding Financing)	\$318,273	\$661,065	\$2,575,523	\$1,289,926	\$498,085	\$1,674,705	
Financing	\$159,137	\$330,533	\$901,433	\$451,474	\$174,330	\$586,147	
Developer Profit	\$549,022	\$1,140,337	\$2,453,186	\$1,228,655	\$474,426	\$1,595,157	
Total Project Costs	\$4,209,167	\$8,742,586	\$18,807,760	\$9,419,685	\$3,637,264	\$12,229,535	
						\$389.93	
Residual Land Value	\$876,421	\$558,061	\$735,957	\$246,006	\$369,945	\$291,102	
Land Value Per SF	\$20	\$13	\$17	\$6	\$8.5	\$6.7	
Land Value Per Unit	\$111,777	\$29,893	\$18,399	\$5,591	--	--	

6.5.1 RLV COST BY PRODUCT TYPE

Land Use	Single Family	Townhome	Condo	Low-Rise	Retail	Medical Office	
Hard Costs							
PSF	\$160	\$160	\$210	\$125	\$160	\$240	PBSF
Site Development Costs	\$4.05	\$4.10	\$1.55	\$0.00			
Hard Cost Contingency	5%	5%	5%	5%	5%	5%	% Total
Parking							
Cost/Stall	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Per Stall
Soft Costs							
Soft Costs (Includes Financi	10%	10%	20%	20%	20%	20%	% of Hard Costs
Financing Costs	5%	5%	7%	7%	7%	7%	
Developer Profit	15%	15%	15%	15%	15%	15%	
Sales Costs							
Sale Costs	6%	6%	6%	--	--	--	% of Sales Price

6.6 ANNUAL PROJECT-BASED CF
ATLAS Redevelopment Annual Cashflow

Include Rivers Edge Property	Y	Baseline	Change
Cost (+/- base)	0%	Min Cash Buffer \$ 1,120,992	\$ 1,237,246
Revenue (+/- base)	0%	Year of Min Cash I \$ 2,027	2023
Development Delay	0%		

SOURCES		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Land Sales																							
Triangle	\$ 1,154,361	\$ -	\$ -	\$ 1,154,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 1 (Atlas)	\$ 2,693,330	\$ -	\$ -	\$ -	\$ 2,693,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 1 (River)	\$ 3,880,187	\$ -	\$ -	\$ 3,880,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 1 (Lake)	\$ 194,335	\$ -	\$ -	\$ 194,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2	\$ 1,919,167	\$ -	\$ -	\$ -	\$ 1,919,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 3	\$ 995,729	\$ -	\$ -	\$ -	\$ -	\$ 995,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 4	\$ 4,602,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,602,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales Total	\$ 15,439,366	\$ -	\$ -	\$ 5,228,883	\$ 4,612,497	\$ 995,729	\$ -	\$ 4,602,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City																							
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater	\$ 7,850,000	\$ 7,850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ignite CDA																							
Shoreline Stabilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake District	\$ 3,700,000	\$ -	\$ 3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
River District	\$ 3,700,000	\$ -	\$ 3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Property Valuation	\$ -	\$ -	\$ -	\$ -	\$ 9,314,597	\$ 34,464,009	\$ 55,900,623	\$ 59,308,350	\$ 60,494,517	\$ 61,704,407	\$ 62,938,496	\$ 64,197,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2017 Levy Rate	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%
River District Tax Increment	\$ 4,085,577	\$ -	\$ -	\$ -	\$ 93,200	\$ 344,839	\$ 559,329	\$ 593,425	\$ 605,294	\$ 617,400	\$ 629,748	\$ 642,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Atlas District	\$ 2,100,000	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Atlas Project Property Valuation	\$ -	\$ -	\$ -	\$ -	\$ 4,707,215	\$ 28,324,677	\$ 91,108,999	\$ 155,665,752	\$ 189,212,619	\$ 211,143,190	\$ 223,678,137	\$ 228,348,313	\$ 232,915,280	\$ 237,573,585	\$ 242,325,057	\$ 247,171,558	\$ 252,114,989	\$ 257,157,289	\$ 262,300,435	\$ 267,546,443	\$ 272,897,372	\$ 278,355,320	\$ 283,922,426
2017 Levy Rate	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%
Atlas District Tax Increment	\$ 39,687,557	\$ -	\$ -	\$ -	\$ 47,099	\$ 283,410	\$ 911,615	\$ 1,557,555	\$ 1,893,217	\$ 2,112,649	\$ 2,238,071	\$ 2,284,800	\$ 2,330,496	\$ 2,377,106	\$ 2,424,648	\$ 2,473,141	\$ 2,522,604	\$ 2,573,056	\$ 2,624,517	\$ 2,677,007	\$ 2,730,547	\$ 2,785,158	\$ 2,840,861
Estimated Rivers Edge Project Property Valuation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,783,925	\$ 36,113,883	\$ 58,890,441	\$ 82,122,530	\$ 105,819,260	\$ 129,989,925	\$ 154,644,004	\$ 179,791,164	\$ 205,441,267	\$ 231,604,372	\$ 268,723,395	\$ 281,072,682	\$ 286,694,136	\$ 292,428,018	\$ 298,276,579	\$ 304,242,110	\$ 310,326,952
2017 Levy Rate	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%	\$ 1,00058%
Rivers Edge Property Tax Increment	\$ 32,418,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,919	\$ 361,347	\$ 589,244	\$ 821,699	\$ 1,058,803	\$ 1,300,649	\$ 1,547,332	\$ 1,798,948	\$ 2,055,597	\$ 2,317,379	\$ 2,688,783	\$ 2,812,347	\$ 2,868,594	\$ 2,925,966	\$ 2,984,486	\$ 3,044,175	\$ 3,105,059
Ignite CDA Total	\$ 85,691,462	\$ 0	\$ 9,500,000	\$ 0	\$ 14,162,112	\$ 63,416,935	\$ 162,402,410	\$ 253,600,313	\$ 311,685,332	\$ 358,521,876	\$ 396,362,514	\$ 426,763,296	\$ 391,437,111	\$ 421,540,803	\$ 452,246,569	\$ 483,566,450	\$ 526,049,772	\$ 543,615,374	\$ 554,487,682	\$ 565,577,435	\$ 576,888,984	\$ 588,426,764	\$ 600,195,299
Total Sources Per Year	\$ 108,980,829	\$ 7,850,000	\$ 9,500,000	\$ 5,228,883	\$ 4,752,796	\$ 1,623,978	\$ 1,608,863	\$ 7,114,585	\$ 3,087,755	\$ 3,551,748	\$ 3,926,622	\$ 4,227,791	\$ 3,877,828	\$ 4,176,054	\$ 4,480,245	\$ 4,790,520	\$ 5,211,387	\$ 5,385,403	\$ 5,493,111	\$ 5,602,973	\$ 5,715,033	\$ 5,829,334	\$ 5,945,920
Cumulative SourCLs		\$ 7,850,000	\$ 17,350,000	\$ 22,578,883	\$ 27,331,679	\$ 28,955,657	\$ 30,564,520	\$ 37,679,104	\$ 40,766,860	\$ 44,318,608	\$ 48,245,229	\$ 52,473,021	\$ 56,350,848	\$ 60,526,902	\$ 65,007,147	\$ 69,797,667	\$ 75,009,054	\$ 80,394,457	\$ 85,887,569	\$ 91,490,542	\$ 97,205,575	\$ 103,034,908	\$ 108,980,829

USES		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Site Acquisition	-\$ 7,850,000	-\$ 7,850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Costs	-\$ 7,283,551	-\$ -	-\$ 151,129	-\$ 154,174	-\$ 157,281	-\$ 207,537	-\$ 354,397	-\$ 361,538	-\$ 368,823	-\$ 376,255	-\$ 383,837	-\$ 391,572	-\$ 399,462	-\$ 407,511	-\$ 415,723	-\$ 424,100	-\$ 432,646	-\$ 441,364	-\$ 450,257	-\$ 459,330	-\$ 468,586	-\$ 478,028	\$ -
Public Space	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Public Space Improvements *	\$ 2,500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 1	-\$ 2,825,400	-\$ -	-\$ 2,825,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 3	-\$ 2,141,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Development																							
Phase 1	-\$ 7,190,796	-\$ -	-\$ 3,559,800	-\$ 3,630,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2	-\$ 2,005,683	\$ -	\$ -	\$ -	\$ 2,005,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 3	-\$ 1,883,432	\$ -	\$ -	\$ -	\$ -	\$ 1,883,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 4	-\$ 4,865,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,865,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service																							
Atlas District Loan Repay to River District	-\$ 2,213,490	\$ -	\$ -	\$ -	\$ 316,213	\$ 316,213	\$ 316,213	\$ 316,213	\$ 316,213	\$ 316,213	\$ 316,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursement																							
Atlas District ROW Repayment to City	-\$ 557,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Repayment (Atlas Districts)	-\$ 6,700,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,234,849	\$ 3,296,874	\$ 1,169,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Repayment (Lake District)	-\$ 193,454	\$ -	\$ -	\$ -	\$ 193,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Repayment (River District)	-\$ 2,018,165	\$ -	\$ -	\$ -	\$ -	\$ 204,107	\$ 559,329	\$ 593,425	\$ 47,966	\$ 613,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Facilities																							
Cultural Center	-\$ 7,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 3,000,000	\$ -
Educational Facility	-\$ 3,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multi Purpose Athletic/ Perf. Facilities	-\$ 10,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Other Public Facilities **	-\$ 17,600,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -
Public Medical Facility	-\$ 6,750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Use Per Year	-\$ 96,079,124	-\$ 7,850,000	-\$ 6,536,329	-\$ 4,285,170	-\$ 3,922,631	-\$ 2,611,289	-\$ 4,121,855	-\$ 6,886,198	-\$ 1,290,330	-\$ 4,040,655	-\$ 4,596,924	-\$ 1,560,735	-\$ 1,399,462	-\$ 2,407,511	-\$ 4,915,723	-\$ 3,424,100	-\$ 5,432,646	-\$ 5,441,364	-\$ 5,450,257	-\$ 5,459,330	-\$ 4,468,586	-\$ 9,978,028	\$ -
Cumulative Uses		-\$ 7,850,000	-\$ 14,386,329	-\$ 18,671,499	-\$ 22,594,129	-\$ 25,205,419	-\$ 29,327,274	-\$ 36,213,472	-\$ 37,503,802	-\$ 41,544,457	-\$ 46,141,381	-\$ 47,702,116	-\$ 49,101,578	-\$ 51,509,089	-\$ 56,424,812	-\$ 59,848,912	-\$ 65,281,558	-\$ 70,722,922	-\$ 76,173,179	-\$ 81,632,510	-\$ 86,101,096	-\$ 96,079,124	-\$ 96,079,124

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6.7 ANNUAL CASHFLOWS (ATLAS DISTRICT)

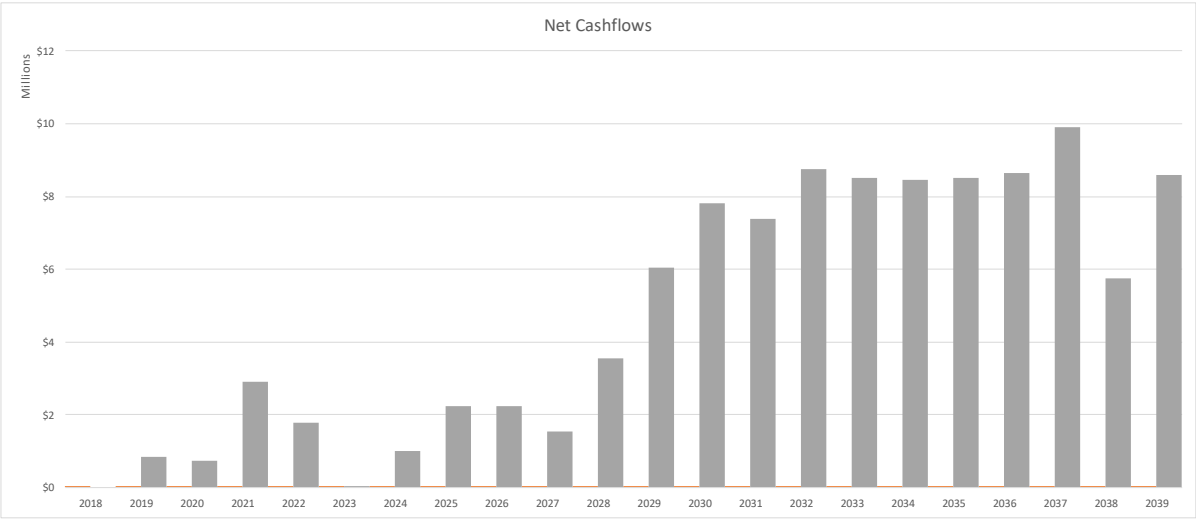
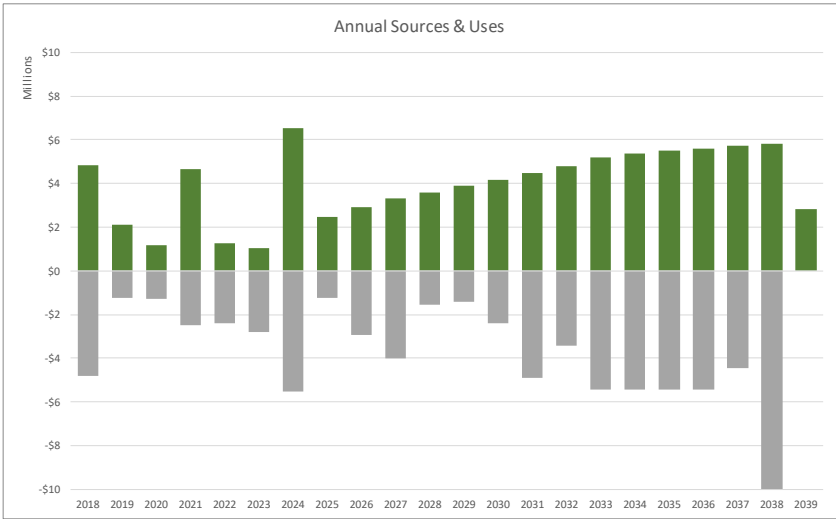
ATLAS District Annual Cashflow

SOURCES		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039	
Land Sales	Triangle	\$ 1,154,361	\$ -	\$ -	\$ 1,154,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Phase 1	\$ 2,693,330	\$ -	\$ -	\$ -	\$ 2,693,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Phase 2	\$ 1,919,167	\$ -	\$ -	\$ -	\$ 1,919,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Phase 3	\$ 995,729	\$ -	\$ -	\$ -	\$ -	\$ 995,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Phase 4	\$ 4,602,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,602,257	\$ -	\$ -	\$ 4,602,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Land Sales Total	\$ 11,364,844	\$ -	\$ -	\$ 1,154,361	\$ 4,612,497	\$ 995,729	\$ -	\$ 4,602,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City	General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	61% Wastewater	\$ 4,817,045	\$ 4,817,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Ignite CDA	Atlas District	\$ 2,100,000	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Atlas District Tax Increment	\$ 39,687,557	\$ -	\$ -	\$ -	\$ 47,099	\$ 283,410	\$ 911,615	\$ 1,557,555	\$ 1,893,217	\$ 2,112,649	\$ 2,238,071	\$ 2,284,800	\$ 2,330,496	\$ 2,377,106	\$ 2,424,648	\$ 2,473,141	\$ 2,522,604	\$ 2,573,056	\$ 2,624,517	\$ 2,677,007	\$ 2,730,547	\$ 2,785,158	\$ 2,840,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Rivers Edge Property Tax Increment	\$ 29,313,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,919	\$ 361,347	\$ 589,244	\$ 821,699	\$ 1,058,803	\$ 1,300,649	\$ 1,547,332	\$ 1,798,948	\$ 2,055,597	\$ 2,317,379	\$ 2,688,783	\$ 2,812,347	\$ 2,868,594	\$ 2,925,966	\$ 2,984,486	\$ 3,044,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	Ignite CDA Total	\$ 71,100,826	\$ -	\$ 2,100,000	\$ -	\$ 47,099	\$ 283,410	\$ 1,049,534	\$ 1,918,902	\$ 2,482,461	\$ 2,934,348	\$ 3,296,874	\$ 3,585,449	\$ 3,877,828	\$ 4,176,054	\$ 4,480,245	\$ 4,790,520	\$ 5,211,387	\$ 5,385,403	\$ 5,493,111	\$ 5,602,973	\$ 5,715,033	\$ 5,829,334	\$ 2,840,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Source Per Year		\$ 72,897,488	\$ 4,817,045	\$ 2,100,000	\$ 1,154,361	\$ 4,659,596	\$ 1,279,139	\$ 1,049,534	\$ 6,521,159	\$ 2,482,461	\$ 2,934,348	\$ 3,296,874	\$ 3,585,449	\$ 3,877,828	\$ 4,176,054	\$ 4,480,245	\$ 4,790,520	\$ 5,211,387	\$ 5,385,403	\$ 5,493,111	\$ 5,602,973	\$ 5,715,033	\$ 5,829,334	\$ 2,840,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Cumulative Sources		\$ 4,817,045	\$ 6,917,045	\$ 8,071,407	\$ 12,731,003	\$ 14,010,142	\$ 15,059,676	\$ 21,580,835	\$ 24,063,297	\$ 26,997,645	\$ 30,294,519	\$ 33,879,967	\$ 37,757,795	\$ 41,933,849	\$ 46,414,094	\$ 51,204,614	\$ 56,416,001	\$ 61,801,404	\$ 67,294,515	\$ 72,897,488	\$ 78,612,521	\$ 84,441,855	\$ 87,282,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
USES		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039	
61% Site Acquisition	Operating Costs	-\$ 4,817,045	\$ 4,817,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Future Public Space Improvements *	-\$ 7,283,551	\$ -	-\$ 151,129	-\$ 154,174	-\$ 157,281	-\$ 207,537	-\$ 354,397	-\$ 361,538	-\$ 368,823	-\$ 376,255	-\$ 383,837	-\$ 391,572	-\$ 399,462	-\$ 407,511	-\$ 415,723	-\$ 424,100	-\$ 432,646	-\$ 441,364	-\$ 450,257	-\$ 459,330	-\$ 468,586	-\$ 478,028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Phase 3	-\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Land Development	-\$ 2,141,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
31% Phase 1	Phase 1	-\$ 2,225,232	\$ -	\$ 1,101,600	-\$ 1,123,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Phase 2	-\$ 2,005,683	\$ -	\$ -	-\$ -	\$ 2,005,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Phase 3	-\$ 1,883,432	\$ -	\$ -	\$ -	-\$ 1,883,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	Phase 4	-\$ 4,865,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,865,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
100% Debt Service	Atlas District Loan Repay to River District	-\$ 2,213,490	\$ -	\$ -	-\$ -	\$ 316,213	-\$ 316,213	-\$ 316,213	-\$ 316,213	-\$ 316,213	-\$ 316,213	-\$ 316,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Reimbursement	-\$ 557,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Wastewater Repayment	-\$ 6,700,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 2,234,849	-\$ 3,296,874	-\$ 1,169,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Community Facilities	-\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
100% Multi Purpose Athletic / Perf. Facilities	Educational Facilities	-\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Other Public Facilities **	-\$ 16,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Public Medical Facilities	-\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Total Use Per Year	-\$ 78,693,586	-\$ 4,817,045	-\$ 1,252,729	-\$ 1,277,806	-\$ 2,479,177	-\$ 2,407,182	-\$ 2,812,527	-\$ 5,542,773	-\$ 1,242,365	-\$ 2,927,317	-\$ 3,996,924	-\$ 1,560,735	-\$ 1,399,462	-\$ 2,407,511	-\$ 4,915,723	-\$ 3,424,100	-\$ 5,432,646	-\$ 5,441,364	-\$ 5,450,257	-\$ 5,459,330	-\$ 4,468,586	-\$ 9,978,028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Uses		-\$ 4,817,045	-\$ 6,069,774	-\$ 7,347,580	-\$ 9,826,757	-\$ 12,233,939	-\$ 15,046,465	-\$ 20,589,238	-\$ 21,831,603	-\$ 24,758,920	-\$ 28,755,844	-\$ 30,316,579	-\$ 31,716,041	-\$ 34,123,552	-\$ 39,039,275	-\$ 42,463,375	-\$ 47,896,020	-\$ 53,337,384	-\$ 58,787,642	-\$ 64,246,972	-\$ 68,715,558	-\$ 78,693,586	-\$ 78,693,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		-\$ 13,121,285																																											

* = could include public infrastrucutre (streets, water sewer), sidewalks, site remediation, site preparation, parking, parks, ped/bike trails, riverfront access, docks.

** = could include facilities such as museums, convention center, community centers, public safety buildings.

NET PROCEEDS				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039																						
Cumulative Proceeds		\$	-	\$	847,271	\$	723,826	\$	2,904,246	\$	1,776,204	\$	13,211	\$	991,597	\$	2,231,694	\$	2,238,725	\$	1,538,675	\$	3,563,389	\$	6,041,754	\$	7,810,297	\$	7,374,819	\$	8,741,239	\$	8,519,980	\$	8,464,020	\$	8,506,873	\$	8,650,516	\$	9,896,963	\$	5,748,268	\$	8,589,130		
Annual Proceeds		-\$	5,796,098	\$	-	\$	847,271	-\$	123,445	\$	2,180,420	-\$	1,128,043	-\$	1,762,992	\$	978,386	\$	1,240,096	\$	7,031	-\$	700,050	\$	2,024,714	\$	2,478,366	\$	1,768,543	-\$	435,478	\$	1,366,420	-\$	221,259	-\$	55,961	\$	42,854	\$	143,643	\$	1,246,447	-\$	4,148,695	\$	2,840,861



6.8 ANNUAL CASHFLOWS (RIVER DISTRICT)

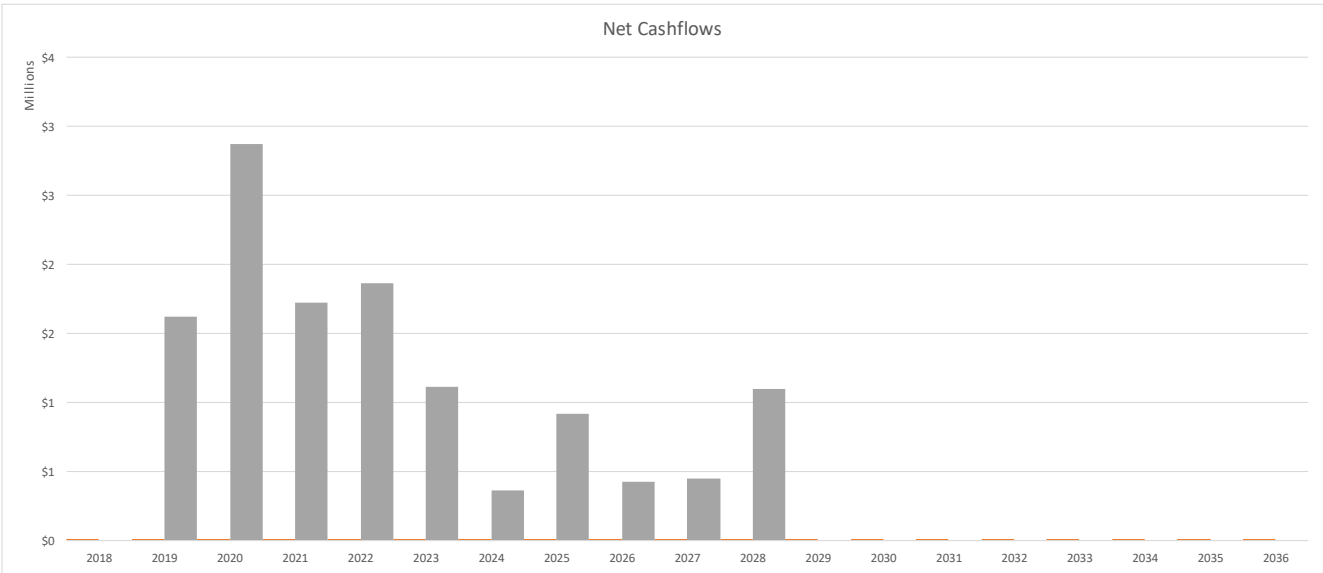
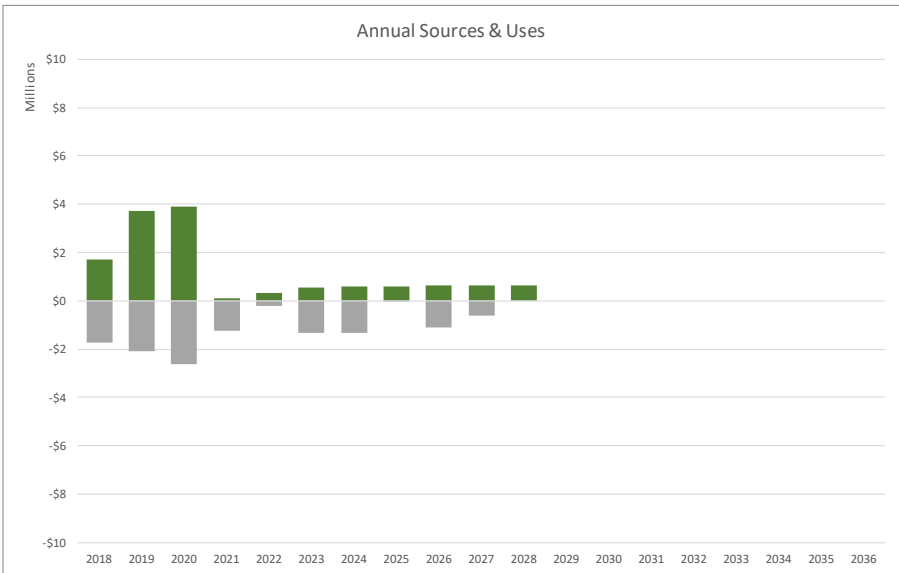
River District Annual Cashflow

SOURCES		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Land Sales																						
Phase 1	\$ 3,880,187	\$ -	\$ -	\$ 3,880,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales Total	\$ 3,880,187	\$ -	\$ -	\$ 3,880,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City																						
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22% Wastewater	\$ 1,720,373	\$ 1,720,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ignite CDA																						
River District	\$ 3,700,000	\$ -	\$ 3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
River District Tax Increment	\$ 4,085,577	\$ -	\$ -	\$ -	\$ 93,200	\$ 344,839	\$ 559,329	\$ 593,425	\$ 605,294	\$ 617,400	\$ 629,748	\$ 642,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ignite CDA Total	\$ 7,785,577	\$ -	\$ 3,700,000	\$ -	\$ 93,200	\$ 344,839	\$ 559,329	\$ 593,425	\$ 605,294	\$ 617,400	\$ 629,748	\$ 642,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source Per Year	\$ 13,386,138	\$ 1,720,373	\$ 3,700,000	\$ 3,880,187	\$ 93,200	\$ 344,839	\$ 559,329	\$ 593,425	\$ 605,294	\$ 617,400	\$ 629,748	\$ 642,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Sources		\$ 1,720,373	\$ 5,420,373	\$ 9,300,561	\$ 9,393,760	\$ 9,738,599	\$ 10,297,928	\$ 10,891,353	\$ 11,496,647	\$ 12,114,047	\$ 12,743,795	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	\$ 13,386,138	#####
USES		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
22% Site Acquisition	-\$ 1,720,373	-\$ 1,720,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Development																						
58% Phase 1	-\$ 4,203,216	\$ -	-\$ 2,080,800	-\$ 2,122,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0% Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0% Phase 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursement																						
Wastewater Repayment	-\$ 2,018,165	\$ -	\$ -	\$ -	\$ -	204,107	-\$ 559,329	-\$ 593,425	47,966	-\$ 613,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Space Improvements *	-\$ 500,000	\$ -	\$ -	500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Facilities																						
Cultural Center	-\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Educational Facilities	-\$ 750,000	\$ -	\$ -	\$ -	\$ -	-\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multi Purpose Athletic / Perf. Facilities	-\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Public Facilities **	-\$ 1,100,000	\$ -	\$ -	-\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Medical Facilities	-\$ 750,000	\$ -	\$ -	-\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Use Per Year	-\$ 12,291,755	-\$ 1,720,373	-\$ 2,080,800	-\$ 2,622,416	-\$ 1,250,000	204,107	-\$ 1,309,329	-\$ 1,343,425	47,966	-\$ 1,113,338	600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Uses		-\$ 1,720,373	-\$ 3,801,173	-\$ 6,423,589	7,673,589	7,877,697	9,187,025	10,530,451	10,578,416	11,691,755	12,291,755	12,291,755										

* = could include public infrastrucutre (streets, water sewer), sidewalks, site remediation, site preparation, parking, parks, ped/bike trails, riverfront access, docks.

** = could include facilities such as museums, convention center, community centers, public safety buildings.

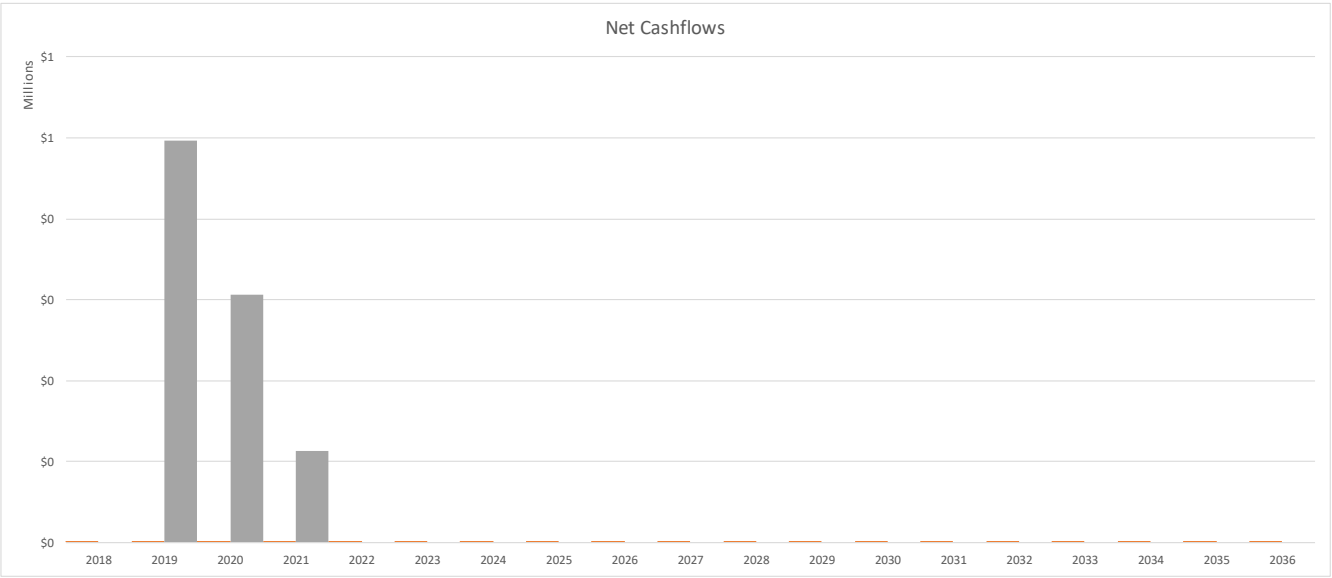
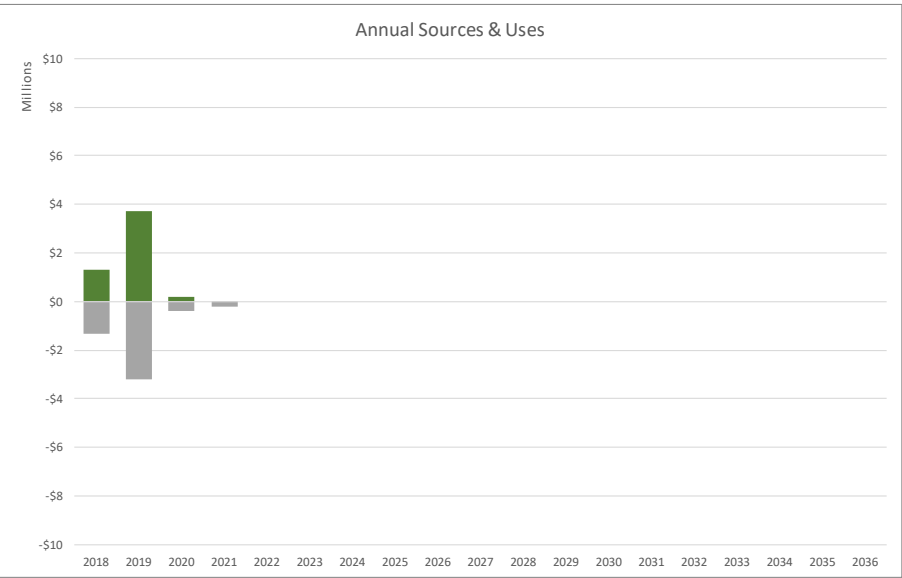
NET PROCEEDS		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Cumulative Proceeds		\$ -	\$ 1,619,200	\$ 2,876,971	\$ 1,720,171	\$ 1,860,903	\$ 1,110,903	\$ 360,903	\$ 918,231	\$ 422,292	\$ 452,040	\$ 1,094,383										
Annual Proceeds	\$ 1,094,383	\$ -	\$ 1,619,200	\$ 1,257,771	-\$ 1,156,800	140,732	-\$ 750,000	-\$ 750,000	557,328	-\$ 495,938	29,748	642,343										



6.9 ANNUAL CASHFLOWS (LAKE DISTRICT)

Lake District Annual Cashflow

SOURCES		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Land Sales																						
	Phase 1	\$ 194,335	\$ -	\$ -	\$ 194,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Phase 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales Total		\$ 194,335	\$ -	\$ -	\$ 194,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City																						
	General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	17% Wastewater	\$ 1,312,581	\$ 1,312,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ignite CDA																						
	Shoreline Stabilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lake District	\$ 3,700,000	\$ -	\$ 3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source Per Year		\$ 5,206,916	\$ 1,312,581	\$ 3,700,000	\$ 194,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Sources		\$ 1,312,581	\$ 5,012,581	\$ 5,206,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
USES		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
17% Site Acquisition																						
	Public Space	-\$ 1,312,581	-\$ 1,312,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Phase 1	-\$ 2,825,400	\$ -	-\$ 2,825,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Development																						
	Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	11% Phase 1	-\$ 762,348	\$ -	-\$ 377,400	-\$ 384,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0% Phase 2																						
	0% Phase 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0% Phase 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0% Phase 4																						
	0% Phase 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2% Wastewater Repayment																						
	2% Wastewater Repayment	-\$ 193,454	\$ -	\$ -	\$ -	-\$ 193,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Use Per Year		-\$ 5,093,783	-\$ 1,312,581	-\$ 3,202,800	-\$ 384,948	-\$ 193,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Uses		-\$ 1,312,581	-\$ 4,515,381	-\$ 4,900,329	-\$ 5,093,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		-\$ 7,190,796																				
NET PROCEEDS		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Cumulative Proceeds		\$ -	\$ 497,200	\$ 306,587	\$ 113,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Proceeds		\$ 113,133	\$ -	\$ 497,200	-\$ 190,613	-\$ 193,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



6.10 STATIC SOURCES AND USES

Sources	Total Project
River District	\$3,700,000
Lake District	\$3,700,000
Atlas District	\$2,100,000
City Funding	
General Fund	\$0
Wastewater Loan	\$7,850,000
Tax Increment	
River District Phase 1	\$4,085,577
Atlas District	\$39,687,557
Rivers Edge Property	\$32,418,328
Real Estate Sales	
Triangle Parcel	\$1,154,361
Phase 1	\$6,767,852
Phase 2	\$1,919,167
Phase 3	\$995,729
Phase 4	\$4,602,257
Total Sources	\$108,980,829

Uses	Total \$ (2018\$)
Land Acquisition	-\$7,850,000
Operating Costs (Atlas District)	-\$7,283,551
Intended Reimbursement	
Wastewater Fund (Lake District) for land acquisition	-\$193,454
Wastewater Fund (River District) for land acquisition	-\$2,018,165
Wastewater Fund (Atlas District) for land acquisition	-\$6,700,886
Atlas District ROW Repay to City for land acquisition	-\$557,328
Debt	
Atlas District Repay to River District	-\$2,213,490
Public Space Development	
Public Space Improvement*	-\$2,500,000
Phase 1	-\$2,825,400
Phase 2	\$0
Phase 3	-\$2,141,917
Infrastructure	
Phase 1	-\$7,190,796
Phase 2	-\$2,005,683
Phase 3	-\$1,883,432
Phase 4	-\$4,865,022
Community Facilities	
Cultural Center	-\$7,750,000
Educational Facility	-\$3,250,000
Multi Purpose Athletic / Perf. Facilities	-\$10,500,000
Other Public Facilities **	-\$17,600,000
Medical Facility	-\$6,750,000
Total Uses	-\$96,079,124

Surplus/Gap	\$12,901,705
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Attachment 5B

Second Supplement to the Economic Feasibility Study for the River District Urban Renewal Area for the Area Added by the Second Amendment

ASSUMPTIONS:

Fiscal Year (FY)	
Tax Increment (TI) Valuation	
Levy Rate:	
Total Levy (Percent)	
Total TI Revenue (held constant)	
Net TI Revenue	
LESS: Public Art (@2%)	2.0%

FUND BEGINNING BALANCE:

TI Revenue Collected	
Other ignite cda Revenue Sources	2.0% esc.
Total River District Revenue	

EXPENSES & DEBT SERVICE

Expense - Administration	2% esc.
Expense - Ann. Oper. Expense	1% esc.
R.West - Ph.1 - increment towards debt	0.75%
RW West - Ph. 1 Interest (cap \$2M)	5.0%
Riverstone West - Ph. 1 Principal	\$ 6,682,237
R.West - Ph.2 - increment towards debt	0.75%
RW - Ph. 2 Interest (cap \$246.9K)	4.5%
Riverstone West - Ph. 1 Principal	\$ 823,058
MR Seniors - increment towards debt	0.75%
MR Seniors Interest (cap \$97.8K)	3.75%
MR Seniors Principal	\$ 326,000
RW Apts. - increment towards debt	0.75%
RW Apts. Interest (cap \$118.5K)	3.75%
RW Apts. Principal	\$ 395,000
RW III Apts. - increment towards debt	0.75%
RW Apts. III Interest (cap \$84K)	2.50%
RW Apts. III Principal	\$ 280,000
Circuit @ Seltice - increm. towards debt	0.75%
Circuit Interest (cap \$103.4K)	2.50%
Circuit Principal	\$ 344,610
Subtotal: OPAs/IRAs	
Seltice Way Project: capital improvement \$\$	
Debt: WTB Note 2018 Series Note (\$7.0M @ 3.3%)	
2018 Series Note Funds & Cash Balance Expenditures *	

FUND ENDING BALANCE

RIVER DISTRICT: FINANCIAL ANALYSIS MODEL											
	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
	136,526,650	154,062,064	154,062,064	154,062,064	154,062,064	154,062,064	154,062,064	154,062,064	154,062,064	154,062,064	154,062,064
	1.000576600	1.000576600	1.0005766	1.0005766	1.0005766	1.0005766	1.0005766	1.0005766	1.0005766	1.0005766	1.0005766
	1,366,054	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509
	1,366,054	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509	1,541,509
	27,321	30,830	30,830	30,830	30,830	30,830	30,830	30,830	30,830	30,830	30,830
	1,338,733	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679
	4,991,062	2,995,441	2,717,496	2,423,016	2,111,698	1,783,234	1,437,309	1,155,468	923,023	675,125	411,493
	1,338,733	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679	1,510,679
	4,980	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988
	6,334,775	4,508,620	4,230,725	3,936,295	3,625,030	3,296,619	2,950,748	2,668,962	2,436,574	2,188,733	1,925,159
	99,453	99,900	101,898	103,936	106,015	108,135	110,298	112,504	114,754	117,049	119,390
	428,999	278,181	280,963	283,772	286,610	289,476	292,371	295,295	298,248	301,230	304,242
	366,496	393,156	401,019	409,040	417,220	425,565	434,076	442,758	451,613	460,645	469,858
	0	0	0	0	0	0	0	0	0	0	0
	366,496	393,156	401,019	409,040	417,220	425,565	434,076	442,758	451,613	460,645	469,858
	94,966	132,636	135,289	137,995	140,755	143,570	146,441	0	0	0	0
	31,940	28,846	26,638					0	0	0	0
	63,026	103,790	108,651	137,995	140,755	143,570	64,575	0	0	0	0
	11,450	12,177	12,421	12,669	12,923	13,181	13,445	13,713	13,988	14,267	14,553
	11,450	12,177	12,421	6,265	0	0	0	0	0	0	0
	0	0	0	6,404	12,923	13,181	13,445	13,713	13,988	14,267	14,553
	13,111	13,129	13,392	13,660	13,933	14,212	14,496	14,786	15,081	15,383	15,691
	13,111	13,129	13,392	13,660	13,933	14,212	0	0	0	0	0
	0	0	0	0	0	0	14,496	14,786	15,081	15,383	15,691
	6,982	7,207	7,351	7,498	7,648	7,801	7,957	8,116	8,279	8,444	8,613
	6,982	7,207	7,351	7,498	7,648	7,801	7,957	8,116	8,279	8,444	0
	0	0	0	0	0	0	0	0	0	0	8,613
	17,876	31,945	32,584	33,236	33,901	34,579	35,270	35,976	36,695	37,429	0
	9,112	8,270	7,712	7,061	6,399	5,704	4,974	4,210	3,430	2,614	0
	8,764	23,675	24,873	26,175	27,502	28,875	30,296	31,765	33,265	34,815	0
	510,882	590,251	602,056	614,097	626,379	638,907	569,819	515,349	525,656	536,169	508,715
	2,300,000										
		822,792	822,792	822,792	822,792	822,792	822,792	822,792	822,792	822,792	822,792
		5,800,000	600,000	600,000							
	2,995,441	2,717,496	2,423,016	2,111,698	1,783,234	1,437,309	1,155,468	923,023	675,125	411,493	170,021

* = includes loan to Atlas District (FY19), and could include funds for public infrastrucutre (streets, water sewer), sidewalks, site remediation, site preparation, parking, parks, ped/bike trails, public facilities (museum, convention center, community center, public safety buildings).

Exhibit 4
CITY OF COEUR D'ALENE

SUMMARY OF ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN URBAN RENEWAL PROJECT, WHICH SECOND AMENDMENT SEEKS TO DEANNEX CERTAIN PARCELS FROM, AND ADD PARCELS TO, THE EXISTING RIVER DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COEUR D'ALENE:

SECTION 1: It is hereby found and determined that:

- (a) The Project Area, as defined in the Second Amendment, is a deteriorated or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Second Amendment are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Second Amendment conforms to the Comprehensive Plan of the City of Coeur d'Alene, as amended.
- (e) The Second Amendment gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Second Amendment, the need for overall public improvements, and the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Second Amendment.

- (f) The Second Amendment affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Second Amendment provides a feasible method for relocation obligations of any displaced families residing within the Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls of the Atlas District Project Area, the area added by the Second Amendment, the area added by the Second Amendment to the Existing Lake District Project Area, together with the collective base assessment roll values of the Existing Project Areas, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The area to be added by the Second Amendment does not exceed ten percent (10%) of the geographical area contained within the Existing River District Project Area and the area to be added is contiguous to the Existing River District Project Area.
- (j) The Second Amendment includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (k) The Second Amendment is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (l) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (m) The portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (n) The portion of the Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of

decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Project Area has a substantial portion of open land, that the Agency may acquire any open land within the Project Area, and that the Project Area is planned to be redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that portions of the Project Area are deemed “open land,” and that the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Second Amendment objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunity in an area that does not now contain such opportunity, and the portion of the Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Coeur d’Alene Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Second Amendment is attached hereto as Exhibit 3 and is made a part hereof, and the same is hereby approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 20, 2018, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Second Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Second Amendment.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Kootenai County and to the appropriate officials of the City of Coeur d’Alene, Coeur d’Alene School District #271, Kootenai County, Kootenai County Ambulance, Post Falls Highway District, North Idaho Junior College, Kootenai County Hospital and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundary of the deannexed area, and a map indicating the boundaries of the parcels to be deannexed from the Existing River District Project Area of the boundaries of the Revenue Allocation Area, a copy of the legal description of the boundary of the area added, and a map indicating the boundaries of the area added.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Second Amendment, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Second Amendment is likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Second Amendment.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Second Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Second Amendment in a manner that would result in a reset of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2018, to the extent permitted by the Law and the Act, with the remaining Existing River District Project Area maintaining its base assessment roll as of January 1, 2003.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 15: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

PASSED by the City Council of the City of Coeur d'Alene, Idaho, on this 4th day of December 2018.

APPROVED by the Mayor of the City of Coeur d'Alene, Idaho, on this 4th day of December 2018.

EXHIBITS TO THE ORDINANCE

- Exhibit 1 Coeur d’Alene Planning Commission Findings and Order Validating Conformity of the Second Amendment to the River District Redevelopment Plan Urban Renewal Project with the City of Coeur d’Alene’s Comprehensive Plan
- Exhibit 2 Notice Published in the *Coeur d’Alene Press*
- Exhibit 3 Second Amendment to the River District Redevelopment Plan
- Exhibit 4 Ordinance Summary

SUMMARY OF THE SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN

The Second Amendment (“Second Amendment”) to the River District Redevelopment Plan Urban Renewal Project (“Plan”) was prepared by the Coeur d’Alene Urban Renewal Agency formerly d/b/a Lake City Development Corporation and now d/b/a ignite cda (“Agency”) pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The Second Amendment seeks to deannex three small strips of land from the boundaries of the Existing River District Project Area, as well as the addition of approximately 11 total acres of undeveloped land divided into two separate areas of nine acres and two acres, both areas adjacent and contiguous to the to the Existing River 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 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 River 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 2003, to be allocated to the Agency for urban renewal purposes.

The general scope and objectives of the Second Amendment for the area added 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 mixed-use, residential, commercial, and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, other public facilities and improvements, including, but not limited to streets,

streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, and pedestrian/bike paths and trails.

Any such land uses as described in the Second Amendment will be in conformance with zoning for the City of Coeur d'Alene and the City of Coeur d'Alene's Comprehensive Plan, as adopted by the City Council, and as may be amended. 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 Second Amendment shall deannex the following parcels from the Existing River District Project Area:

- 1) a strip of approximately 2 acres of partially vacated right-of-way owned by the City on the south side of Seltice Way
- 2) a strip of approximately 1.5 acres along the northwestern boundary of the existing River District Project Area adjacent to the Riverstone Development and including a portion of the existing Prairie Trail; and
- 3) a strip of approximately .2 acres along the southwestern boundary of the existing River District Project Area to adjust a boundary along the Riverstone Development;

and more particularly described as follows:

A portion of Government Lots 1, 2, and the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows; into

Commencing at the North quarter corner of said Section 10, said corner bears South 89°11'44" East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence South 03°12'44" West a distance of 151.20 feet, said point being the **TRUE POINT OF BEGINNING.**

Thence South 88° 20' 20" East a distance of 500.92 feet;

Thence South 46° 39' 59" West a distance of 20.94 feet to the southerly right of way of Seltice way said point also being on the existing River District Boundary and herein designated as Point "A";

Thence along said right of way and District Boundary North 89° 30' 26" West a distance of 2221.61 feet;

Thence North 00° 29' 34" East a distance of 49.13 feet;

Thence South 89° 30' 34" East a distance of 1196.30 feet;

Thence South 00° 29' 26" West a distance of 14.69 feet;

Thence South 89° 30' 34" East a distance of 60.00 feet;

Thence South 88° 20' 20" East a distance of 479.70 feet to the **TRUE POINT OF BEGINNING**;

TOGETHER WITH;

A portion of the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

BEGINNING at said Point "A".

Thence North 89° 56' 08" East a distance of 145.89 feet;

Thence South 46° 43' 12" West a distance of 244.81 feet to a point on a spiral curve as shown on the plat of Riviera Place as recorded in Book L, Page 194, records of Kootenai County, Idaho;

Thence southwesterly along said spiral to a point, the chord of which bears South 43°01'10" West a distance of 197.82 feet, said point being the beginning of a curve to the left having a radius of 522.86 feet;

Thence southwesterly along said curve through an arc length of 159.87 feet a central angle of 17°31'08", a chord bearing of South 27°00'44" West and a chord distance of 159.25 feet to the beginning of a spiral curve as shown on said plat of Riviera Place;

Thence southwesterly along said spiral to a point, the chord of which bears South 15°29'11" West a distance of 67.99 feet to the southwest corner of Lot 1, Block 1 of said Riviera Place;

Thence North 72°15'30" West a distance of 94.04 feet to the beginning of a curve to the left having a radius of 180.00 feet;

Thence westerly along said curve through an arc length of 5.83 feet, a central angle of 01° 51' 17", a chord bearing of North 73° 11' 09" West and a chord distance of 5.83 feet, to the existing River District Boundary;

Thence along said River District Boundary North 15° 10' 32" East a distance of 71.84 feet to the beginning of a non-tangent curve to the right having a radius of 622.86 feet;

Thence northeasterly along said River District Boundary along said curve through an arc length of 210.00 feet, a central angle of 19° 19' 04", a chord bearing of North 28° 09' 39" East and a chord distance of 209.01 feet;

Thence along said River District Boundary North 43° 43' 05" East a distance of 192.14 feet;

Thence along said River District Boundary North 46° 39' 59" East a distance of 141.19 feet to said Point A said point being the **POINT OF BEGINNING**;

TOGETHER WITH;

A portion of Government Lot 3 and the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the North quarter corner of said Section 10, said corner bears South 89°11'44" East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence along the west line of said Northeast Quarter, South 03°12'44" West a distance of 1181.56 feet; Thence South 86°47'16" East a distance of 44.40 feet to the existing River District Boundary, said point being the **TRUE POINT OF BEGINNING**.

Thence along said River District Boundary North 32° 15' 52" East a distance of 40.08 feet to the beginning of a non-tangent curve to the right having a radius of 572.50 feet;

Thence southeasterly along said River District Boundary along said curve through an arc length of 161.28 feet, a central angle of 16° 08' 29", a chord bearing of South 30° 48' 01" East and a chord distance of 160.75 feet;

Thence South 22° 43' 47" East a distance of 96.00 feet to the beginning of a curve to the left having a radius of 594.50 feet;

Thence southeasterly along said curve through an arc length of 89.15 feet, a central angle of 08° 35' 30", a chord bearing of South 27° 01' 32" East and a chord distance of 89.06 feet, to the existing River District Boundary;

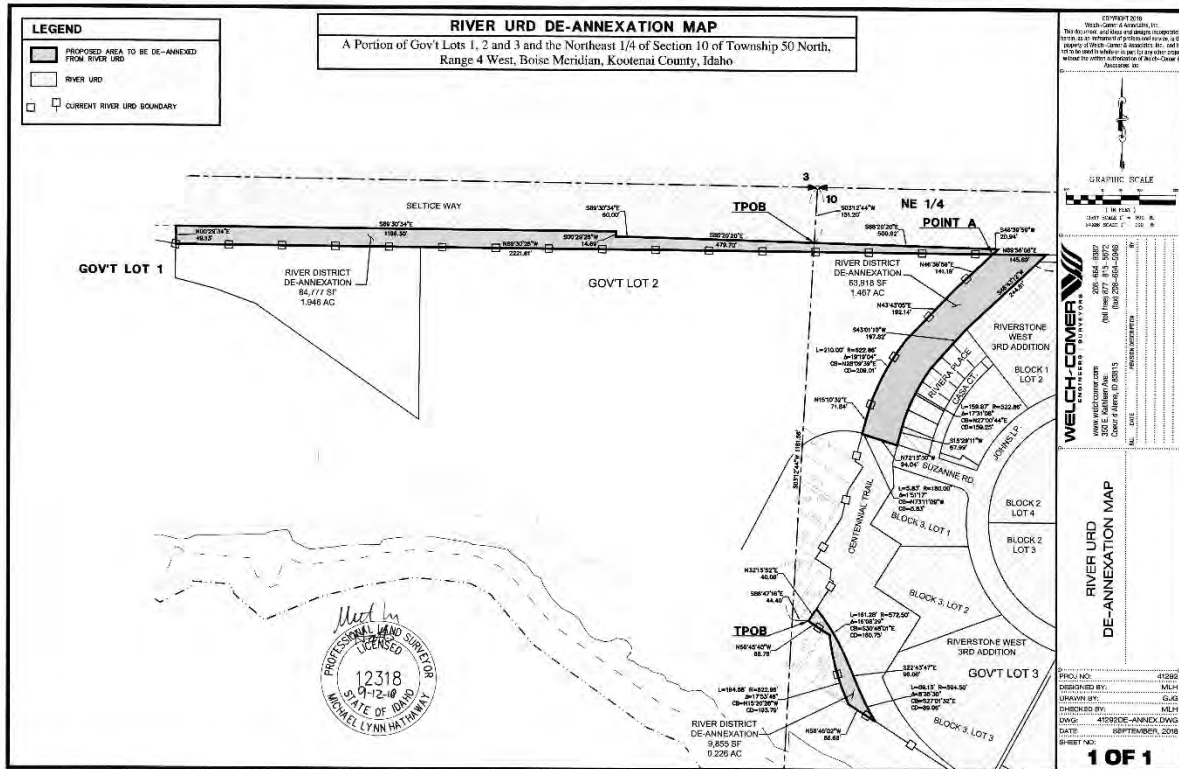
Thence along said River District Boundary North 56° 46' 02" West a distance of 86.66 feet to the beginning of a non-tangent curve to the right having a radius of 622.96 feet;

Thence northerly along said River District Boundary along said curve through an arc length of 194.58 feet, a central angle of 17° 53' 48", a chord bearing of North 15° 20' 28" West and a chord distance of 193.79 feet;

Thence along said River District Boundary North 56° 45' 40" West a distance of 68.76 feet to the **TRUE POINT OF BEGINNING**;

Containing approximately 158,550 square feet or 3.640 acres more or less.

The area to be deannexed from the Existing River District Project Area and Revenue Allocation Area is also depicted in the map below



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

An area consisting of approximately 11 acres of undeveloped land as follows:

- 1) approximately 9 acres of undeveloped land contiguous to the existing River District Project Area on the south side of Seltice Way; and
- 2) approximately 2 acres of undeveloped land contiguous to the western boundary of the existing River District Project Area and adjacent to the Riverstone Development.

and more particularly described as follows:

A portion of Government Lot 1 of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the North quarter corner of said Section 10, said corner bears South $89^{\circ}11'44''$ East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence along the North line of said section, North $89^{\circ}11'44''$ West a distance of 2324.70 feet; Thence South $00^{\circ}48'16''$ West a distance of 173.10 feet to the southerly right of way of Seltice Way, said point on the south line of the existing River District Boundary being the **TRUE POINT OF BEGINNING**.

Thence along said south line South 89° 32' 37" East a distance of 427.41 feet to the beginning of a curve to the right having a radius of 776.54 feet;

Thence easterly along said south line, along said curve through an arc length of 156.17 feet, a central angle of 11° 31' 22", a chord bearing of South 83° 46' 56" East and a chord distance of 155.91 feet;

Thence South 00° 29' 34" West a distance of 92.77 feet;

Thence South 75° 15' 01" East a distance of 110.00 feet;

Thence South 70° 03' 03" East a distance of 120.00 feet;

Thence South 54° 46' 02" East a distance of 172.71 feet;

Thence South 00° 20' 45" East a distance of 213.53 feet;

Thence South 89° 39' 15" West a distance of 173.87 feet to the beginning of a curve to the right having a radius of 2029.50 feet;

Thence northwesterly along said curve through an arc length of 370.44 feet, a central angle of 10° 27' 29", a chord bearing of North 85° 07' 00" West and a chord distance of 369.93 feet to the beginning of a non-tangent compound curve to the right having a radius of 90.00 feet;

Thence northwesterly along said curve through an arc length of 58.07 feet, a central angle of 36° 58' 17", a chord bearing of North 61° 24' 07" West and a chord distance of 57.07 feet;

Thence South 53° 47' 47" West a distance of 282.44 feet to the beginning of a non-tangent curve to the right having a radius of 237.00 feet;

Thence northwesterly along said curve through an arc length of 146.98 feet, a central angle of 35° 32' 01", a chord bearing of North 23° 42' 43" West and a chord distance of 144.64 feet;

Thence North 05° 56' 42" West a distance of 237.54 feet;

Thence North 08° 06' 52" West a distance of 66.05 feet;

Thence North 10° 11' 02" West a distance of 172.89 feet to the **TRUE POINT OF BEGINNING**;

TOGETHER WITH;

A portion of Government Lot 2 and the Northeast quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the North quarter corner of said Section 10, said corner bears South 89°11'44" East a distance of 2650.43 feet from the Northwest corner of said Section 10; Thence along said quarter section line South 03°12'44" West a distance of 704.36 feet to the beginning of a non-tangent curve to the right having a radius of 180.00 feet, said point being the **TRUE POINT OF BEGINNING**.

Thence northeasterly along said curve through an arc length of 173.71 feet, a central angle of 55° 17' 37", a chord bearing of North 78° 14' 24" East and a chord distance of 167.05 feet to the West line of the Existing River District Boundary;

Thence along said west line the following twelve courses;

- 1) South 15° 10' 32" West 36.61 feet;
- 2) South 13° 30' 45" West 42.25 feet;
- 3) South 56° 45' 40" East 26.10 feet;
- 4) South 32° 15' 52" West 76.43 feet;
- 5) South 13° 27' 19" West 77.54 feet;
- 6) South 32° 15' 52" West 108.41 feet;
- 7) South 56° 53' 00" East 25.00 feet;
- 8) South 32° 15' 52" West 23.76 feet;
- 9) South 56° 45' 40" East 26.39 feet;
- 10) South 07° 12' 38" West 27.82 feet;
- 11) South 56° 45' 40" East 11.83 feet;
- 12) South 32° 15' 52" West 87.94 feet to the beginning of a non-tangent curve to the left having a radius of 572.50 feet;

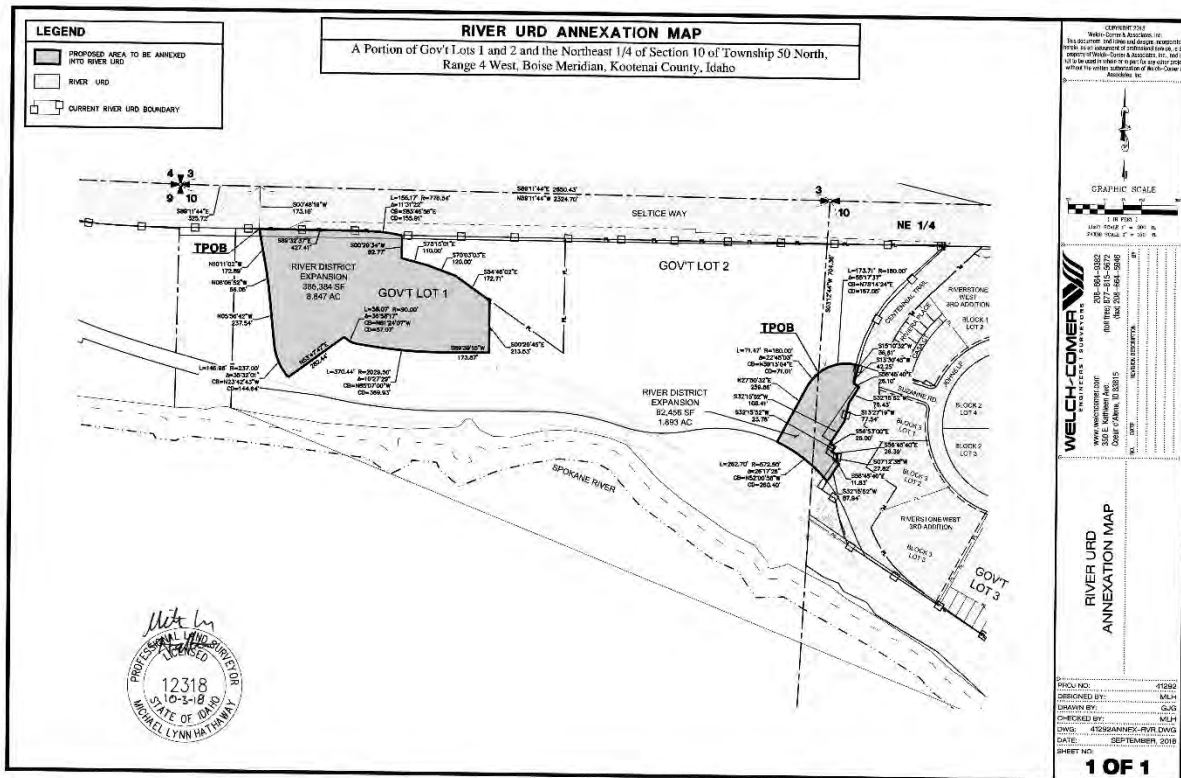
Thence northwesterly along said curve through an arc length of 262.70 feet, a central angle of 26° 17' 26", a chord bearing of North 52° 00' 58" West and a chord distance of 260.40 feet;

Thence North 27° 50' 32" East a distance of 259.86 feet to the beginning of a curve to the right having a radius of 180.00 feet;

Thence northeasterly along said curve through an arc length of 71.47 feet, a central angle of 22° 45' 04", a chord bearing of North 39° 13' 04" East and a chord distance of 71.01 feet to the **TRUE POINT OF BEGINNING**.

Containing 467,837 square feet or 10.740 acres more or less.

The area added to the Existing River District Project Area and Revenue Allocation Area is also depicted in the map below.



Section 100 is amended to update references to the Plan Attachments, the procedural history and the history of the area added by the Second Amendment. Section 105 is added to address Agency acquisition of open land.

Section 200 is amended to update references to the Project Area maps and legal descriptions.

Sections 300 is amended to update the proposed redevelopment actions and property acquisition.

Section 402 updates the type of land uses in the Project Area.

The Second Amendment also contains a significant update to the revenue allocation financing provisions in Section 500. Among other sources, the Second Amendment will utilize revenue allocation financing, authorized by the Act.

Increases in assessed valuation of real and personal property in the area added by the Second Amendment that occur after January 1, 2018, will generate revenue for the Agency to pay project costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Kootenai County, City of Coeur d'Alene, Coeur d'Alene School District No. 271, Kootenai County Ambulance, Post Falls Highway District, North Idaho Junior College and Kootenai County Hospital to finance their operations. The Second Amendment authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service.

Section 505 is added to address the use of revenue allocation funds for membership dues and the support of community economic development.

Attachment 5 is supplemented to include updated 2018 projections through the duration of the Plan and Attachment 5B describes in detail the cost and financing methods for complete repayment of the debt incurred used to finance projects and to also fund the additional described activities for the area added by the Second Amendment.

The Second Amendment follows the underlying zoning classifications of the city of Coeur d'Alene.

Section 600 adds additional cooperative activities by the Agency with the City related to the transfer of real property.

The Second Amendment does not extend the duration of the Existing River District Redevelopment Plan, which will terminate on December 31, 2027, except for any revenue allocation proceeds received in calendar year 2028, as contemplated by Idaho Code § 50-2905(7). The termination process is described in Section 800 of the Second Amendment.

Section 1100 is updated to reflect the Agency's updated reporting requirements.

ATTACHMENTS TO THE SECOND AMENDMENT

Attachment 1A	Legal Descriptions of the Boundaries of the Deannexed Areas
Attachment 1B	Legal Descriptions of the Boundaries of the Additional Areas
Attachment 2A	Boundary Map of the Deannexed Areas
Attachment 2B	Boundary Map of the Additional Areas
Attachment 3	Properties Which May be Acquired by the Agency
Attachment 5	2018 Supplement to the Economic Feasibility Study
Attachment 5B	Second Supplement to the Economic Feasibility Study for the River District Urban Renewal Area for the Area Added by the Second Amendment

The full text of the Ordinance _____ is available at the offices of the City Clerk, City Hall, 710 E. Mullen Avenue, Coeur d'Alene, Idaho, 83814.

This summary is approved by the Coeur d'Alene City Council at its meeting of December 4, 2018.

Renata McLeod, City Clerk

I, Randall R. Adams, Chief Civil Deputy City Attorney for the City of Coeur d'Alene, Idaho, hereby declare and certify that, in my capacity as Chief Civil Deputy City Attorney of the City of Coeur d'Alene, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. _____.

DATED this 4th day of December 2018.

Randall R. Adams, Chief Civil Deputy City Attorney

ORDINANCE NO. ____
COUNCIL BILL NO. 18-1028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING 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, WHICH SECOND AMENDMENT SEEKS TO ADD PARCELS TO THE EXISTING LAKE DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about August 5, 1997, by Resolution No. 97-151, the City Council (the "City Council") and Mayor of the city of Coeur d'Alene, Idaho (the "City") created an urban renewal agency, the Coeur d'Alene Urban Renewal Agency (formerly d/b/a Lake City Development Corporation and now d/b/a ignite cda, the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), upon making the findings of necessity required for creating said Agency;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 2842 on December 16, 1997, approving the Coeur d'Alene Urban Renewal Plan for Midtown, Northwest Boulevard, and Downtown Urban Renewal Project (the "Lake District Urban Renewal Plan"), and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3154 on November 18, 2003, approving the Lake District Amended and Restated Urban Renewal Plan, and making certain findings, which, in part, extended the termination date from 2012 to 2021;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3155 on November 18, 2003, approving the River District Redevelopment Plan, and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3337 on August 19, 2008, approving the Lake District Second Amended and Restated Urban Renewal Plan, and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3542 on July 13, 2016, approving the First Amendment to the Lake District Second Amended and Restated Urban Renewal Plan for the purpose of deannexing

certain parcels from the existing revenue allocation area (collectively, the “Lake District Urban Renewal Plan, and the amendments thereto, are referred to as the “Existing Lake District Plan”);

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3543 on July 13, 2016, approving the First Amendment to the River District Redevelopment Plan for the purpose of deannexing certain parcels from the existing revenue allocation area (collectively, the “River District Redevelopment Plan, and the amendments thereto, are referred to as the “Existing River District Plan”);

WHEREAS, the above referenced Existing Lake District Plan and Existing River District Plan and their project areas are collectively referred to as the Existing Project Areas, and individually referred to as the Existing Lake District Project Area and the Existing River District Project Area;

WHEREAS, pursuant to Idaho Code § 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in § 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions;

WHEREAS, Idaho Code § 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, based on inquiries and information presented, the City and Agency commenced certain discussions concerning examination of an area as appropriate for an urban renewal project;

WHEREAS, the Atlas Mill Site, also known as the Stimson Mill Site, located adjacent to the Spokane River and previously used for lumber mill operations for more than 100 years, was originally examined for eligibility by Harlan Mann in April 2003 as part of a larger area. A portion of the area studied ultimately was included within the boundaries of the River District Project Area;

WHEREAS, in 2014, the Agency authorized Panhandle Area Council, Inc. (“PAC”), to commence an eligibility study and preparation of an eligibility report for the area referred to as the Atlas Mill Site and surrounding properties;

WHEREAS, the Agency obtained the Atlas Mill Site Urban Renewal Eligibility Report in March 2014 (the “2014 Report”), which examined an area known as the Atlas Mill Site Urban Renewal Project Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the 2014 Report was submitted to the Agency and adopted on March 19, 2014 by Resolution No. 14-01;

WHEREAS, after the Agency action in March 2014, no further activity took place;

WHEREAS, based on additional inquiries and information presented, the Agency authorized PAC to commence an eligibility study and preparation of an eligibility report for the area still referred to as the Atlas Mill Site, but including areas not previously studied (the “Revised Atlas Mill Site”);

WHEREAS, the Agency obtained the Atlas Mill Site Urban Renewal Eligibility Report (the “2017 Report”), which examined the Revised Atlas Mill Site for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code §§ 50-2018(9) and 50-2903(8), which define a deteriorating area and a deteriorated area, many of the conditions necessary to be present in such an area are found in the Revised Atlas Mill Site, *i.e.*,

- a. faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- b. unsanitary or unsafe conditions;
- c. existence of conditions which endanger life or property by fire and other causes;
and
- d. any combination of such factors.

WHEREAS, the Revised Atlas Mill Site has a substantial portion of open land;

WHEREAS, under the Act a deteriorated area includes any area which consists of open land which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality;

WHEREAS, Idaho Code §§ 50-2018(9), 50-2903(8) and 50-2008(d) list the additional conditions applicable to open land areas, which are the same or similar to the conditions set forth above;

WHEREAS, such additional conditions regarding open land areas are present and are found in the Revised Atlas Mill Site;

WHEREAS, the effects of the listed conditions cited in the 2017 Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a

municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, under the Law and Act, Idaho Code §§ 50-2018(9) and 50-2903(8)(f), the definition of a deteriorated area or a deteriorating area shall not apply to any agricultural operation as defined in Idaho Code § 22-4502(1) absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Revised Atlas Mill Site did not include any parcels subject to such consent;

WHEREAS, the Agency Board, on May 10, 2017, adopted Resolution No. 17-04 accepting the 2017 Report and authorized the Agency Chair or Executive Director to transmit the 2017 Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan or plan amendments for the Revised Atlas Mill Site, which plan or plan amendments may include a revenue allocation area as allowed by the Act;

WHEREAS, the City Council, by Resolution No. 17-036, dated May 16, 2017, declared the Revised Atlas Mill Site described in the 2017 Report to be a deteriorated area or deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project and directed the Agency to commence preparation of an urban renewal plan or plan amendment for the area designated;

WHEREAS, through an open and public process, representatives from the City, Agency and other stakeholder groups determined the portion of the Revised Atlas Mill Site owned by the City would be developed more effectively and efficiently by dividing the area and establishing a new urban renewal project referred to as the Urban Renewal Plan for the Atlas Urban Renewal Project (“Atlas Plan”), and to amend the Existing River District Plan to add and remove geographic area pursuant to Idaho Code § 50-2033 and to amend the Existing Lake District Plan to add geographic area pursuant to Idaho Code § 50-2033;

WHEREAS, the Agency has embarked on amending the Existing Lake District Plan to redevelop an area that is currently in the City pursuant to the Law and the Act, as amended;

WHEREAS, the Agency has prepared the Second Amendment to the Second Amended and Restated Lake District Urban Renewal Project Plan (the “Second Amendment”), as set forth in Exhibit 3 attached hereto, identifying the area to be added to the Existing Lake District Project Area;

WHEREAS, the Second Amendment proposes to add approximately twenty-three (23) acres of open land along the Spokane River and adjacent and contiguous to the Existing Lake District Project Area previously designated as eligible for urban renewal planning;

WHEREAS, simultaneous with the creation of the Second Amendment, the Agency has prepared a plan amendment for the Existing River District Project Area, the Second Amendment

to the River District Redevelopment Plan for the purpose of adding area to the existing revenue allocation area, as well as deannexing certain area from the existing revenue allocation area, and the proposed Atlas Plan;

WHEREAS, the proposed Atlas Plan creating the Atlas District Project Area will include two (2) of the areas deannexed from the Existing River District Project Area and the Second Amendment to the Lake District Plan will include one (1) of the deannexed areas;

WHEREAS, the Second Amendment amends the Existing Lake District Plan, which contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Second Amendment updates certain provisions and financial information from the Existing Lake District Plan, as amended, including to address changes in the Law and Act, to provide a projection concerning remaining and additional improvements, projected expenses, and anticipated revenues through Plan termination;

WHEREAS, the Agency has prepared the Second Amendment for the additional area previously designated as eligible for urban renewal planning;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan;

WHEREAS, the Second Amendment contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, in order to implement the provisions of the Act, the Agency has prepared and adopted the Second Amendment and submitted the Second Amendment and recommendation for approval thereof to the City;

WHEREAS, the Agency Board considered all comment and information submitted to the Agency during several Board meetings and at the Board meeting held on September 27, 2018;

WHEREAS, on September 27, 2018, the Agency Board passed Resolution No. 18-06 proposing and recommending approval of the Second Amendment;

WHEREAS, the Agency submitted the Second Amendment to the Mayor and City Council;

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Second Amendment;

WHEREAS, pursuant to the Law, at a meeting held November 13, 2018, the Coeur d'Alene Planning and Zoning Commission considered the Second Amendment and found that the Second Amendment is in all respects in conformity with the Comprehensive Plan and forwarded its findings to the City Council. A copy of the Finding is attached hereto as Exhibit 1;

WHEREAS, notice of the public hearing of the Second Amendment was caused to be published in the *Coeur d'Alene Press* on October 19 and November 2, 2018, a copy of said notice being attached hereto as Exhibit 2;

WHEREAS, as of October 19, 2018, the Second Amendment was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, the City Council during its regular meeting of November 20, 2018, held such public hearing;

WHEREAS, Idaho Code § 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval, in this instance, of Kootenai County, Idaho, declaring the need for an urban renewal plan for the proposed area;

WHEREAS, in 2018, the City purchased the portions of the Revised Atlas Mill Site lying outside the City limits, which property was formally annexed into the City as of October 20, 2018;

WHEREAS, though portions of the Revised Atlas Mill Site were outside the City limits at the time the Agency Board adopted the Second Amendment, because the property was acquired by the City and was formally annexed into the City as of October 20, 2018, no formal resolution from Kootenai County, Idaho, was necessary;

WHEREAS, as required by Idaho Code §§ 50-2905 and 50-2906, the Second Amendment contains the following information with specificity which was made available to the general public and all taxing districts prior to the public hearing on November 20, 2018, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set for final reading of the ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date;

WHEREAS, the Second Amendment authorizes certain projects to be financed by revenue allocation bonds or loans and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Second Amendment and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Sections 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interests of the citizens of the City to recommend approval of the Second Amendment and to adopt, as part of the Second Amendment, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Second Amendment in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the area added by the Second Amendment due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the area added by the Second Amendment in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1A and 2A of the Second Amendment is likely to increase as a result of initiation of urban renewal projects in accordance with the Second Amendment;

WHEREAS, under the Law and Act, any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the base assessment roll of the area added by the Second Amendment, the area added by the Second Amendment to the Existing River District Project Area, the proposed Atlas District Project Area, together with the base assessment roll values of the Existing Project Areas, cannot exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, the area to be added by the Second Amendment cannot exceed ten percent (10%) of the area within the Existing Lake District Project Area, and the area to be added is contiguous to the Existing Lake District Project Area;

WHEREAS, it is necessary, and in the best interests of the citizens of the City to adopt the Second Amendment;

WHEREAS, the Second Amendment amends a pre-July 1, 2016, urban renewal plan containing a revenue allocation financing provision, and therefore, pursuant to Idaho Code Section 50-2903(4), there is no reset of the base assessment roll to the current values for the remaining Existing Lake District Project Area; and

WHEREAS, the City Council at its regular meeting held on November 20, 2018, considered the Second Amendment as proposed and made certain comprehensive findings.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COEUR D'ALENE:

Section 1. The above statements are true and correct.

- (a) The Project Area, as defined in the Second Amendment, is a deteriorated or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Second Amendment are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Second Amendment conforms to the Comprehensive Plan of the City of Coeur d'Alene, as amended.
- (e) The Second Amendment gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the need for overall public improvements, and the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Second Amendment.

- (f) The Second Amendment affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Second Amendment provides a feasible method for relocation obligations of any displaced families residing within the Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls of the Atlas District Project Area, the area added by the Second Amendment, the area added by the Second Amendment to the Existing River District Project Area, together with the collective base assessment roll values of the Existing Project Areas, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The area to be added by the Second Amendment does not exceed ten percent (10%) of the geographical area contained within the Existing Lake District Project Area and the area to be added is contiguous to the Existing Lake District Project Area.
- (j) The Second Amendment includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (k) The Second Amendment is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (l) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (m) The portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 2: The City Council finds that the Project Area has a substantial portion of open land, that the Agency may acquire any open land within the Project Area, and that the Project Area is planned to be redeveloped in a manner that will include nonresidential uses, primarily public open space. The City Council finds that portions of the Project Area are deemed “open land,” and that the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that the portion of the Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Coeur d'Alene Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Second Amendment is attached hereto as Exhibit 3 and is made a part hereof, and the same is hereby approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 20, 2018, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Second Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Second Amendment.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Kootenai County and to the appropriate officials of the City of Coeur d'Alene, Coeur d'Alene School District #271, Kootenai County, Kootenai County Ambulance, Post Falls Highway District, East Side Highway District, Worley Highway District, North Idaho Junior College, Kootenai County Hospital and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundary of the area added, and a map indicating the boundaries of the area added.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Second Amendment, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Second Amendment is likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Second Amendment.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Second Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Second Amendment in a manner that would result in a reset

of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2018, to the extent permitted by the Law and the Act, with the remaining Existing Lake District Project Area containing 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 added in the 2008 Project Area, to be allocated to the Agency for urban renewal purposes.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 15: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

APPROVED, ADOPTED and SIGNED this 4th day of December 2018.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

Exhibit 1

RECOMMENDATION FINDING THE SECOND AMENDMENT
IN CONFORMITY WITH COMPREHENSIVE PLAN

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

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

A. INTRODUCTION

This matter came before the Planning Commission on November 13, 2018 on a request for review of 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, and the City of Coeur d'Alene. The Planning Commission has reviewed the request for conformity with the City of Coeur d'Alene's Comprehensive Plan and now forwards to the City Council its recommendations.

APPLICANTS: CITY AND IGNITE CDA

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

The Planning Commission met to consider whether the Plan conforms with the Comprehensive Plan for the City as required by Idaho Code Sections 50-2008(b) and (e); and

The Planning Commission has reviewed said Plan in light of the Comprehensive Plan; and

The Planning Commission has determined that the Plan, now referred to as the Lake District Urban Renewal Project Plan is in all respects in conformity with the Comprehensive Plan.

In considering this request, the following Comprehensive Plan goals and objectives should be considered:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.03 Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

Objective 1.04 Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

Objective 1.05 Vistas:

Protect the key vistas and view corridors of the hillside and water fronts that make Coeur d'Alene unique.

Objective 1.11 Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.05 Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.18 Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.03 Project Financing:

Manage in-house finances (and appropriate outside funding, when necessary).

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the foregoing Findings concludes that the Second Amended and Restated Midtown-Northwest Boulevard Downtown Urban Renewal Plan, now referred to as the Lake District Urban Renewal Project Plan **is** in conformity with the Comprehensive Plan and therefore forwards this recommendation to the City Council.

Motion by Ward, seconded by Mandel, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Mandel	Voted Yes
Commissioner Rumpler	Voted Yes
Commissioner Ward	Voted Yes

Motion to approve carried by a 6 to 0 vote.



CHAIRMAN TOM MESSINA

Exhibit 2

NOTICE PUBLISHED IN COEUR D'ALENE PRESS

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO

)
) ss.
)

County of Kootenai

Ashley Kinzer, being first duly sworn upon oath, deposes and states:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press", a newspaper printed and published daily in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice of which the annexed is a printed copy, was published in the regular Friday issue of said newspaper for 2 consecutive week commencing on the 19 day of October, 2018, and ending on the 2 day of November, 2018, and such publication was made as often during said period as said daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice

Ashley Kinzer
On this 2 day of November in the year of 2018 before me, a Notary Public, personally appeared Ashley Kinzer, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.



Katrina George
Notary Public for the State of Idaho
Residing in Coeur d'Alene, Idaho

MY COMMISSION EXPIRES 8/29/23

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, street-scapes, 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 here-in 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."

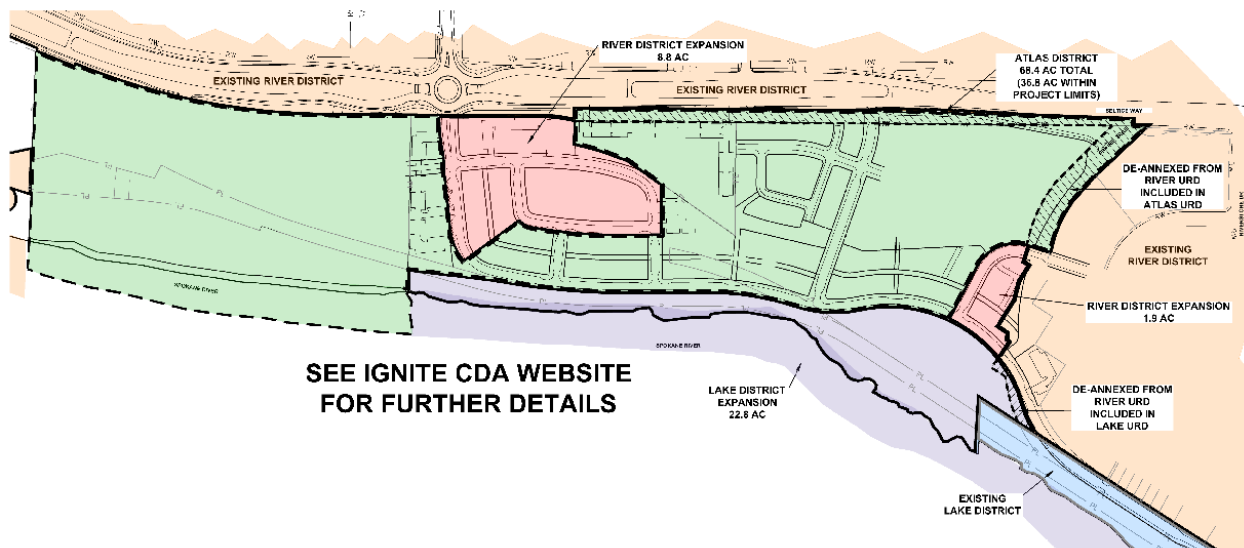
Copies of the proposed Second Amendment are on file for public inspection and copying for the cost of duplication at the office of the City Clerk, City Hall, 710 E. Mullan Avenue, Coeur d'Alene, Idaho, 83814, between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m., Monday through Friday, exclusive 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
CDA LEGAL 511
AD# 236756
OCTOBER 19, NOVEMBER 2 2018



**SEE IGNITE CDA WEBSITE
FOR FURTHER DETAILS**

Exhibit 3

SECOND AMENDMENT TO THE LAKE DISTRICT PLAN

**SECOND AMENDMENT TO THE
SECOND AMENDED AND RESTATED**

**MIDTOWN–NORTHWEST BOULEVARD
DOWNTOWN URBAN RENEWAL PLAN**

COEUR D’ALENE URBAN RENEWAL AGENCY
(formerly known as Lake City Development Corporation and now known as ignite cda)

CITY OF COEUR D’ALENE, IDAHO

**NOW REFERRED TO AS THE
LAKE DISTRICT
URBAN RENEWAL PROJECT PLAN**

**Ordinance No. 2842
Adopted December 16, 1997
Effective December 24, 1997**

**Amended and Restated Plan
Ordinance No. 3154
Adopted November 18, 2003
Effective November 26, 2003**

**Second Amended and Restated Plan
Ordinance No. 3337
Adopted August 19, 2008
Effective August 19, 2008**

**First Amendment to the
Second Amended and Restated Plan
Ordinance No. 3542
Adopted July 13, 2016
Effective July 15, 2016**

**Second Amendment to the
Second Amended and Restated Plan
Ordinance No. ____
Adopted ____, 2018
Effective ____, 2018**

BACKGROUND

This Second Amendment (“Second Amendment”) to the Second Amended and Restated Midtown-Northwest Boulevard Downtown Urban Renewal Plan (the “Plan”) amends the Plan to add approximately 23 acres of open land to the plan area/revenue allocation area created by the Plan, commonly referred to as the “Lake District Project Area.” The urban renewal plan for the Lake District Project Area has undergone several substantial amendments since the original project area was approved by the Coeur d’Alene City Council in 1997, including in 2003 (the “Amended and Restated Plan”) and in 2008 (the “Second Amended and Restated Plan”). In 2016, the Plan was amended by the First Amendment to deannex approximately 58 acres of developed parcels from the Lake District Project Area. The scope of this Second Amendment is limited to addressing the addition of area to the Lake District Project Area. It is important to note this Second Amendment to the Plan does not extend the Plan’s duration. The Plan terminates on December 31, 2021; however, revenue allocation proceeds will be received in 2022 pursuant to Idaho Code § 50-2905(7).

This Second Amendment to the Plan, which adds area to the Lake District Project Area, does not result in a reset of the base assessment roll values to the current equalized assessed values in the year following the amendment or modification of the Plan. House Bill 606, effective July 1, 2016, amended the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), firmly establishing “[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred.” Idaho Code § 50-2903(4). Though the provisions of Idaho Code § 50-2903A do not apply to the Plan, a plan amendment or modification to add area to an existing revenue allocation area pursuant to Idaho Code § 50-2033 is a specifically identified exception to a base reset. Idaho Code § 50-2903A(1)(a)(ii). This highlights the legislative support for this type of amendment.

Idaho Code § 50-2033 permits an urban renewal agency to add area to an existing revenue allocation area one (1) time after July 1, 2011, “so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area” Idaho Code § 50-2033. Contiguity cannot be established solely by a shoestring or public or railroad right-of-way. *See* Idaho Code § 50-2033. The geographic area to be added to the Lake District Project Area is contiguous to the existing Project Area and is less than 10% of the existing revenue allocation area.

A separate base assessment value will be established for the open land area to be added to the Lake District Project Area, effective retroactive to January 1, 2018. The Agency will receive an allocation of revenues from the added area from any increases in value above the base value through the remaining years of the Plan. The base values for the original Project Area established in 1997, will continue to be retroactive to January 1, 1997, and the base values for the area added in 2008, will continue to be retroactive to January 1, 2008.

The area to be added to the Lake District Project Area was deemed to be a deteriorated area and/or a deteriorating area under the Law and the Act and, therefore, eligible for inclusion into the existing revenue allocation area pursuant to the Atlas Mill Site Urban Renewal Eligibility Report, prepared by Panhandle Area Council, dated February 14, 2017 (the “Eligibility Report”). The Eligibility Report was submitted to the Agency, which by adoption of Resolution No. 17-04 on May 10, 2017, found the additional area to be eligible and authorized the transmission of the Eligibility Report and Resolution to the Coeur d’Alene City Council, together with the Agency’s recommendation that the area be designated as appropriate for an urban renewal project, and seeking direction from the City Council to proceed with an urban renewal plan amendment. The Coeur d’Alene City Council by adoption of Resolution No. 17-036 on May 16, 2017, found the area under consideration to be a deteriorating area or a deteriorated area in the City, as defined by the Law and the Act, and authorized preparation of a new plan area and/or a plan amendment.

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan, as amended by the First Amendment to the Plan.

2. The following defined terms in the Plan, as amended by the First Amendment to the Plan, are further amended throughout the Plan as follows:

(a) Delete “Amended Lake District Project Area” and replace with “Second Amended Lake District Project Area” except where specifically referenced in this Second Amendment.

(b) Delete references to “Attachment 5” and replace with “Attachment 5, as supplemented by Attachments 5A and 5B” except where specifically referenced in this Second Amendment.

3. Amendment to Part 1, Section 1 of the Plan. Part 1, Section 1 is amended by deleting the list of attachments and replacing it as follows:

Legal Description of the Amended Lake District Project Area and Amended Lake District Revenue Allocation Area Boundaries (Attachment 1);

Legal Description of the Boundaries of the Additional Area (Attachment 1A);

Amended Lake District Project Area- Amended Lake District Revenue Allocation Area Boundary Map (Attachment 2);

Boundary Map of the Additional Area (Attachment 2A);

Properties Which May Be Acquired by the Agency (Attachment 3);

Map Depicting Expected Land Uses and Current Zoning Within the Second Amended Lake District Project Area (Attachment 4); **[Intentionally Omitted—No Amendment]**

Economic Feasibility Study for the Lake District Urban Renewal Area, Including 2018 Update (Attachment 5)

Supplement to the Economic Feasibility Study for the Lake District Urban Renewal Area: Financial Analysis Related to the 2016 Deannexation (Attachment 5A)

Second Supplement to the Economic Feasibility Study for the Lake District Urban Renewal Area for the Area Added by the Second Amendment (Attachment 5B)

4. Amendment to Section 2 of the Plan, as amended by the First Amendment to the Plan.

(a) Section 2 entitled “CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS” is amended by adding new paragraphs to the end of the language added by the First Amendment to the Plan as follows:

Subsequent to the First Amendment, in 2017, the Agency and City reviewed approximately 23 acres of open land along the Spokane River and adjacent and contiguous to the Amended Lake District Project Area for an eligibility determination for an urban renewal project. The additional area to be added to the Amended Lake District Project Area was reviewed and determined to be eligible by Agency Resolution 17-04 on May 10, 2017. The additional area was certified as eligible by the City Council on May 16, 2017, by adoption of City Council Resolution No. 17-036.

With the adoption of Resolution No. 17-036, the City Council found the additional area to be a deteriorated area and/or a deteriorating area existing in the City as defined by the Law and Act and authorized preparation of a plan amendment. The 23 acres to be added to the Amended Lake District Project Area hereby creates the “Second Amended Lake District Project Area.”

This Second Amendment to the Second Amended and Restated Plan (the “Second Amendment”) was prepared and submitted to the Agency for its review and approval. The Agency approved the Second Amendment by the adoption of Agency Resolution No. [] on [], 2018] and submitted the Second Amendment to the City Council with its recommendation for adoption.

In accordance with the Law, this Second Amendment was submitted to the Planning and Zoning Commission of the City. After consideration of the Second Amendment, the Commission reported to the City Council that this Second Amendment is in conformity with the City's Comprehensive Plan, as amended.

Pursuant to the Law and Act, the City Council having published due notice thereof, held a public hearing on the Second Amendment. Notice of the hearing was duly published in the *Coeur d'Alene Press*, a newspaper having general circulation in the City. The City Council adopted the Second Amendment on _____, 2018, by Ordinance No. _____.

5. Amendment to Part 1, Section 3 of the Plan. Part 1, Section 3 is amended by adding new paragraphs following the last paragraph as follows:

During 2017, the City, Agency, and other interested parties began to examine the need to expand the Amended Lake District Project Area to include all or a portion of the abandoned lumber mill site, often referred to as the former "Atlas Mill" site, and all or a portion of a former railroad right-of-way. All structures related to the mill operation have been razed. The approximately 23 acres of open land to be added to the Amended Lake District Project Area is adjacent and contiguous to the western boundary of the Amended Lake District Project Area. The City owns the area to be added to the Amended Lake District Project Area and is in the process of annexing the area into the City. It is anticipated that shortly after approval of the Second Amendment the Agency will assist in the development of the 23 acres of open land.

The area to be added to the Amended Lake District Project Area, consistent with the long-term strategic goals for the Project Area and in partnership with the City, will create a new public open space, including but not limited to a park, pedestrian amenities, bike and pedestrian trails and pathways, new streets and roadways and parking, shoreline stabilization, waterfront access, docks, marina, plazas and water dog park. This area will secure long-term public access to the waterfront. This area currently lacks public infrastructure such as internal roadways limiting access to the waterfront and impairing development potential. Additionally, water and sewer lines will need to be extended into portions of the Second Amended Lake District Project Area. There are fire suppression issues that prevent significant development within the expansion area. The abandoned mill site and former railroad right-of-way will require site remediation due to contamination from mill operations. Generally, the lack of public infrastructure has resulted in the economic underdevelopment of the area. Prior to its acquisition by the City, the location of the former railroad right-of-way presented a significant impediment to development of the area as it precluded the ability to assemble lots for development. Further, the large parcel size is a detriment to urban development. There are no pedestrian amenities within the expansion area, which lacks sidewalks, curbs, gutters, and

street-lighting. The area to be added also contains unsanitary conditions, including excessive amounts of junk, trash, and weeds throughout the area.

The Plan 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 pad, 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. The expansion area is underdeveloped or vacant and is not being used to its highest and best use due to deterioration of site and other improvements, environmental deficiencies, the age and obsolescence of infrastructure, the predominance of defective or inadequate street layout, need for modern traffic requirements, insanitary and unsafe conditions, faulty lot layout and inadequate utility infrastructure needed for development. The foregoing conditions have arrested or impaired growth in the expansion area.

6. Amendment to Part 2 of the Plan, as amended by the First Amendment to the Plan.

Part 2, as amended by the First Amendment to the Plan, entitled “DESCRIPTION OF THE AMENDED LAKE DISTRICT PROJECT AREA” is deleted and replaced as follows:

DESCRIPTION OF THE SECOND AMENDED LAKE DISTRICT PROJECT AREA

The boundaries of the Amended Lake District Project Area and of the Amended Lake District Revenue Allocation Area pursuant to the First Amendment are described in Attachment “1”, which is attached hereto and incorporated herein by reference, and are shown on the Amended Lake District Project Area and Amended Lake District Revenue Allocation Area Boundary Map, attached hereto as Attachment “2” and incorporated herein by reference.

The boundaries of the area added to the Amended Lake District Project Area, pursuant to the Second Amendment, are described in the Legal Description of the Boundaries of the Additional Area in Attachment 1A, incorporated herein by reference, and are shown on the Boundary Map of the Additional Area in Attachment 2A, incorporated herein by reference.

For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way unless otherwise depicted.

7. Amendment to Part 3, Section 1, of the Plan.

a. Section 3, Part 1 is amended by deleting paragraph 6 and replacing it as follows:

6. The installation, construction, or reconstruction of streets and utilities, including, removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; and improvement of storm drainage facilities, flood control facilities, parking facilities, and other public improvements, including but not limited to, water and sewer improvements, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, bike racks, public art and similar amenities between the curb and right-of-way line; and other public improvements, including parks, pedestrian/bike paths and trails, plazas, open space, riverfront access points and docks, shoreline stabilization, marina, water dog park and other recreational facilities; other public improvements related to the development of mixed-use residential, commercial, waterfront and secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, and other public facilities that may be deemed appropriate by the Board;

b. Section 3, Part 1 is amended by adding paragraph 14 as follows:

14. The elimination of environmental deficiencies in the Project Area by site remediation.

8. Amendment to Part 4, Section 2 of the Plan.

Part 4, Section 2 is amended by adding a new paragraph following the last paragraph as follows:

For the expansion area, the Agency intends to rely upon the overall land use designations and zoning classifications of the City, as may be amended, and as set forth in the City's Comprehensive Plan and the Coeur d'Alene City Code, including the future land use map and zoning classifications, as may be amended. Following annexation, the zoning classification for the Project Area is expected to be C-17, which is intended as a broad spectrum commercial district that permits limited service, wholesale/retail, and heavy commercial in addition to allowing a full range of residential development products, including residential recreation

facilities. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

9. Amendment to Part 5, Section 1, D of the Plan, as amended by the First Amendment to the Plan.

(a) Part 5, Section 1, D is amended by deleting the first sentence of the first paragraph and replacing it as follows: The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, Chapter 29, Title 50, Idaho Code, effective retroactively to January 1, 1997, for the original Project Area, and to January 1, 2008, for the Second Amended and Restated Project Area, as amended by the First Amendment, and effective retroactively to January 1, 2018, for the area added pursuant to the Second Amendment.

(b) Part 5, Section 1, D is further amended by deleting the first and second sentences of the fourth paragraph and replacing it as follows: A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment 5, as updated in 2018, for the Amended Lake District Project Area, and in Attachment 5B for the 2018 expansion. The estimated financial impact to the Agency as a result of the deannexation of developed parcels from the existing Project Area pursuant to the First Amendment is set forth in Attachment 5A. The information contained in Attachment 5B necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations and includes analysis and assessment based on the additional 23 acres added to the Amended Lake District Project Area.

10. Amendment to Part 5, Section 1, E of the Plan, as amended by the First Amendment to the Plan.

Part 5, Section 1, E, as amended by the First Amendment to the Plan, is further amended by deleting Part 5, Section 1, E, as amended, and replacing it as follows: Attachment 5 consists of the Economic Feasibility Study for the Urban Renewal Area prepared by Keyser Marston Associates, Inc. and includes updated projections prepared by the Executive Director of the Agency, in 2018. Attachment 5A includes the estimated financial impact to the Agency as a result of the deannexation of certain developed parcels from the existing Project Area pursuant to the First Amendment prepared by the Panhandle Area Council. Attachment 5B consists of the Economic Feasibility Study (entitled Financial Feasibility Study) for the area added pursuant to the Second Amendment prepared by Welch Comer Engineers in association with Heartland LLC Real Estate Advisors. Primary contacts are Phil Boyd, P.E. and Matt Anderson, respectively. (collectively, Attachments 5, 5A, and 5B are referred to as the "Study").

Further detail supporting the data provided in Attachment 5B is included in the Atlas Site Masterplan for Atlas Waterfront Project, dated September 2018 (the "Comprehensive Report"). The Comprehensive Report more broadly supports the anticipated spectrum of development for the greater project over three revenue allocation areas based on the significant work with stakeholders and is available for review and copying at the Agency's office.

11. Amendment to Part 5, Section 1, G of the Plan, as amended by the First Amendment to the Plan.

Part 5, Section 1, G, as amended by the First Amendment to the Plan, is further amended by deleting Part 5, Section 1, G, as amended, and replacing it as follows:

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Kootenai County Assessor, the assessed taxable value for the City as of January 1, 2017¹, less homeowners' exemptions is \$4,487,283,826. Therefore, the 10% limit is \$448,728,383.

The adjusted base assessed value of each of the existing or proposed expansions to the existing revenue allocation areas as of January 1, 2017, is as follows:

Existing Lake District Project Area ²	\$126,124,003
2018 Lake District Project Area Amendment	\$1,400,953
Existing River District Project Area	\$16,047,528
2018 River District Project Area Amendment	\$1,790,106
Atlas District Project Area	\$8,885,404
 TOTAL:	 \$154,247,994

The adjusted base values for the combined revenue allocation areas total \$154,247,994, which is less than 10% of the City's 2017 taxable value.

Further Idaho Code § 50-2033 provides that after July 1, 2011: "[a]n urban renewal plan that includes a revenue allocation area may be extended only one (1) time to extend the boundary of the revenue allocation so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area but such contiguity cannot be established solely by a shoestring or strip of land which comprises a railroad or public right-of-way." The Amended Lake District Project Area consists of 671 acres; therefore, the 10% geographic limit is 67.1 acres. The area to be added to the Amended Lake District Project Area, which is adjacent and contiguous to the Amended Lake District Project Area, consists of 23 acres, which is less than 10% of the acreage included in the Amended Lake District Project Area.

¹ Due to the timing of the assessment process and creation of this Second Amendment, the 2017 values have been used to establish compliance with the 10% limitation. Using the 2017 values, the total value of the existing and proposed revenue allocation areas combined with the value of this Second Amended Lake District Project Area are less than 4% of the total value of the City. Even assuming an increase in values for 2018, the combined values of the revenue allocation areas would not exceed 10% of the current assessed taxable value for the entire City.

² Combined adjusted base values from 1997 original project area and the 2008 expansion.

12. Amendment to Part 5, Section 1, L of the Plan. Part 5, Section 1, L of the Plan is amended by deleting Section Part 5, Section 1, L and replacing it as follows:

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The addition of the geographic area to the Amended Project Area does not reset the base; however, for the area added, the base value is the assessed value as of January 1 of the year in which the municipality approved the expansion, or in this instance January 1, 2018. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base assessed values of properties in the urban renewal districts and by properties outside revenue allocation areas are distributed to the taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the revenue allocation area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the revenue allocation area would be expected during the remaining term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

One result of new construction occurring outside of the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as

part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Second Amended Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of this Plan, or further deannexations, the taxing entities will be able to include the accumulated new construction roll value in setting the following year's budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

Pursuant to the Second Amendment and the Economic Feasibility Study concerning the expansion, as 2018 certified levy rates are not determined until late September 2018, the 2017 certified levy rates have been used in the Study³. Those taxing districts and rates are as follows⁴:

Kootenai County	.002970344
City of Coeur d'Alene	.005314476
Coeur d'Alene School District #271	.000010319
Kootenai County Ambulance	.000162808
Highway Districts (Post Falls, East Side and Worley)	.000890377
North Idaho Junior College	.000981595
Kootenai County Hospital	.000000000
TOTAL:	.010329919

The Study has made certain assumptions concerning the levy rate. First, it is anticipated the parcels currently located outside the jurisdictional boundary of the City and in unincorporated Kootenai County that are included in the Project Area will be annexed into the City. As a result, the levy rate applied to parcels within the boundaries of the City has been used to estimate revenue in the expansion area. Second, the 2017 levy rate is estimated to remain constant for the life of the revenue allocation area. The Study has assumed a conservative levy rate and has taken into consideration the multiple highway districts overlapping the Second Amended Project Area. The annual increment value is expected to increase by an estimated 2% over the remaining term of the Plan. If the overall levy rate is less than projected, or the land values do not increase as expected, or expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

³ Due to the timing of the taxing districts' budget and levy setting process, certification of the 2018 levy rates did not occur until this Second Amendment had been prepared and considered by the Agency. In order to provide a basis to analyze the impact on the taxing entities, the 2017 levy rates are used. Use of the 2017 levy rates provides a more accurate base than estimating the 2018 levy rates.

⁴ There are three highway districts that overlap the Second Amended Project Area. The Post Falls Highway District overlaps the area added by this Second Amendment.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Second Amended Project Area. The Study has taken this statute into account.

13. Amendment to Part 5, Section 1 of the Plan. Part 5, Section 1 of the Plan is amended by the addition of new Section N entitled “MEMBERSHIP DUES AND SUPPORT OF COMMUNITY ECONOMIC DEVELOPMENT” as follows:

N. Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate, and support non-profit organizations established to support Agency best practices and administration. The line item of Operating Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

14. Amendment to Part 6, Section 3 of the Plan. Part 6, Section 3 of the Plan is amended by deleting Part 6, Section 3 and replacing it as follows⁵:

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty-four (24) years from the effective date of the adoption of the original Plan by the City Council in 1997, subject to modifications and/or extensions set forth in Idaho Code §§ 50-2904 and 50-2905(7). The revenue allocation authority will expire on December 31, 2021, except for any revenue allocation proceeds received in calendar year 2022, as contemplated by Idaho Code § 50-2905(7).

Idaho Code § 50-2903(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient

⁵ This amendment does not seek to extend the duration of the Agency’s revenue allocation authority; rather, the intent is to update this Section to better reflect the Idaho law provisions governing termination.

notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2022⁶, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.
- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

⁶ Due to the difference between the tax year and the budget-levy setting cycle, this date contemplates the Agency's receipt of revenue allocation from assessments in 2021, consistent with Idaho Code § 50-2905(7).

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, the Agency shall dispose of any remaining assets by granting or conveying or dedicating such assets to the City.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as loans; the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a least income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility.

For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

15. Amendment to Part 6, Section 5 of the Plan. Part 6, Section 5 of the Plan is deleted and replaced with new Part 6, Section 5 entitled “ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS” as follows:

Section 5 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency’s activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-450E, the local government registry portal, and Idaho Code § 50-2913, the tax commission plan repository. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Kootenai County Board of County Commissioners.

16. Amendment to Plan to add new Attachment 1A. The Plan is amended to add new Attachment 1A entitled “Legal Description of the Boundaries of the Additional Area,” attached hereto.

17. Amendment to Plan to add new Attachment 2A. The Plan is amended to add new Attachment 2A entitled “Boundary Map of the Additional Area,” attached hereto.

18. Amendment to Attachment 5 of the Plan. Attachment 5 entitled “Economic Feasibility Study for the Lake District Urban Renewal Area” is supplemented to include updated 2018 projections through the duration of the Plan.

19. Amendment to Plan to add new Attachment 5B. The Plan is amended to add new Attachment 5B entitled “Second Supplement to the Economic Feasibility Study for the Lake District Urban Renewal Area for the Area Added by the Second Amendment,” attached hereto.

20. Second Amended and Restated Urban Renewal Plan Remains in Effect. Except as expressly modified in this Second Amendment, the Plan and the Attachments thereto, as amended by the First Amendment, remain in full force and effect.

Attachment 1A

Legal Description of the Boundaries of the Additional 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 as more particularly described below.

A portion of Government Lots 1, 2, 3 and the Northeast 1/4 of Section 10, all within Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the Northwest corner of said Section 10, said corner bears North $89^{\circ}11'44''$ West a distance of 2650.43 feet from the North quarter corner of said Section 10; Thence South $14^{\circ}51'40''$ East a distance of 842.00 feet to the **TRUE POINT OF BEGINNING**.

Thence South $83^{\circ}14'10''$ East a distance of 356.74 feet to the beginning of a non-tangent curve to the left having a radius of 2269.50 feet;

Thence easterly along said curve through an arc length of 528.15 feet, a central angle of $13^{\circ}20'01''$, a chord bearing of South $83^{\circ}40'44''$ East and a chord distance of 526.96 feet;

Thence North $89^{\circ}39'15''$ East a distance of 377.65 feet to the beginning of a curve to the right having a radius of 972.50 feet;

Thence easterly along said curve through an arc length of 301.33 feet, a central angle of $17^{\circ}45'11''$, a chord bearing of South $81^{\circ}28'10''$ East and a chord distance of 300.12 feet;

Thence South $72^{\circ}35'34''$ East a distance of 50.45 feet to the beginning of a curve to the left having a radius of 527.50 feet;

Thence easterly along said curve through an arc length of 247.10 feet, a central angle of $26^{\circ}50'23''$, a chord bearing of South $86^{\circ}00'45''$ East and a chord distance of 244.85 feet;

Thence North $80^{\circ}34'04''$ East a distance of 50.00 feet to the beginning of a curve to the right having a radius of 572.50 feet;

Thence southeasterly along said curve through an arc length of 766.41 feet, a central angle of $76^{\circ}42'10''$, a chord bearing of South $61^{\circ}04'52''$ East and a chord distance of 710.45 feet;

Thence South 22° 43' 47" East a distance of 96.00 feet to the beginning of a curve to the left having a radius of 594.50 feet;

Thence southeasterly along said curve through an arc length of 89.15 feet, a central angle of 08° 35' 30", a chord bearing of South 27° 01' 32" East and a chord distance of 89.06 feet to the existing Lake District Boundary;

Thence along said Lake District Boundary North 56° 46' 02" West a distance of 277.91 feet;

Thence along said Lake District Boundary South 03° 12' 44" West a distance of 234.35 feet to the ordinary high-water line of Spokane River, said point herein designated as point "A";

Thence southeasterly along said ordinary high-water line to the most westerly corner of the plat of Bellerive as recorded in Book J of Plats, Page 311, records of Kootenai County, said point bears South 54° 59' 54" East a distance of 1715.67 feet from said point 'A';

Thence South 32° 01' 53" West a distance of 118.44 feet to a point which is 75 feet distant when measured perpendicular to the ordinary low water line of the Spokane River; thence parallel with and 75 feet distant from said ordinary low water line the following 34 courses

- 1) North 44° 49' 41" West 46.33 feet;
- 2) North 52° 59' 45" West 203.40 feet;
- 3) North 54° 34' 55" West 216.95 feet;
- 4) South 87° 15' 39" West 25.10 feet;
- 5) North 55° 11' 32" West 78.00 feet;
- 6) North 76° 21' 42" West 65.20 feet;
- 7) North 04° 41' 09" West 34.52 feet;
- 8) North 42° 16' 36" West 42.27 feet;
- 9) North 61° 31' 33" West 63.87 feet;
- 10) North 43° 51' 44" West 98.86 feet;
- 11) North 51° 43' 55" West 126.02 feet;
- 12) North 53° 32' 42" West 54.12 feet;
- 13) North 41° 25' 29" West 75.48 feet;
- 14) North 57° 59' 32" West 220.79 feet;
- 15) North 61° 16' 06" West 334.15 feet;
- 16) North 58° 50' 26" West 89.56 feet;
- 17) South 88° 20' 54" West 113.56 feet;
- 18) North 35° 25' 45" West 133.83 feet;
- 19) North 66° 27' 25" West 106.90 feet;

- 20) North 53° 51' 40" West 380.07 feet;
- 21) North 40° 39' 30" West 181.76 feet;
- 22) North 61° 37' 01" West 63.36 feet;
- 23) North 84° 27' 12" West 151.90 feet;
- 24) South 80° 36' 12" West 131.57 feet;
- 25) South 75° 44' 27" West 127.14 feet;
- 26) South 67° 10' 29" West 166.18 feet;
- 27) North 49° 43' 46" West 107.59 feet;
- 28) North 21° 53' 55" West 30.13 feet;
- 29) North 85° 49' 40" West 101.90 feet;
- 30) South 20° 32' 47" West 17.23 feet;
- 31) South 63° 04' 54" West 93.14 feet;
- 32) North 54° 44' 29" West 113.81 feet;
- 33) North 82° 52' 47" West 325.30 feet;
- 34) North 83° 46' 47" West 238.99 feet;

Thence North 00° 59' 33" East a distance of 229.36 feet to the **TRUE POINT OF BEGINNING**;

Containing 994,158 square feet or 22.823 acres more or less.

Attachment 2A

Boundary Map of the Additional Area

LEGEND

- PROPOSED AREA TO BE DE-ANNEXED FROM BOISE URD AND INCLUDED IN THE LAKE URD
- PROPOSED LAKE URD BOUNDARY
- CURRENT RIVER URD BOUNDARY
- X - CURRENT LAKE URD BOUNDARY

LAKE URD ANNEXATION MAP
A Portion of Gov't Lots 1, 2, 3 and the NE 1/4 of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho

NOTES:

- EDGE OF WATER FOR SPOKANE RIVER WAS NOT SURVEYED. IT IS BASED ON KOOTENAI COUNTY ADJACENT INFORMATION.
- BY ACCORDANCE WITH IDAHO CODE 30-221, THE SOUTHERN LIMIT OF THIS ANNEXATION CAN BE NO MORE THAN ITS FIFTY FEET FROM THE LOW-WATER MARK OF THE SPOKANE RIVER.
- THE LOCATION OF THE LOW-WATER MARK OF THE SPOKANE RIVER WAS DETERMINED FROM THE LOW-WATER MARK OF THE SPOKANE RIVER. THE LOCATION OF THE LOW-WATER MARK OF THE SPOKANE RIVER WAS DETERMINED FROM THE LOW-WATER MARK OF THE SPOKANE RIVER. THE LOCATION OF THE LOW-WATER MARK OF THE SPOKANE RIVER WAS DETERMINED FROM THE LOW-WATER MARK OF THE SPOKANE RIVER.
- NO INSTRUMENTS WERE SET AS PART OF THIS PROJECT. THIS LINE HAS NOT

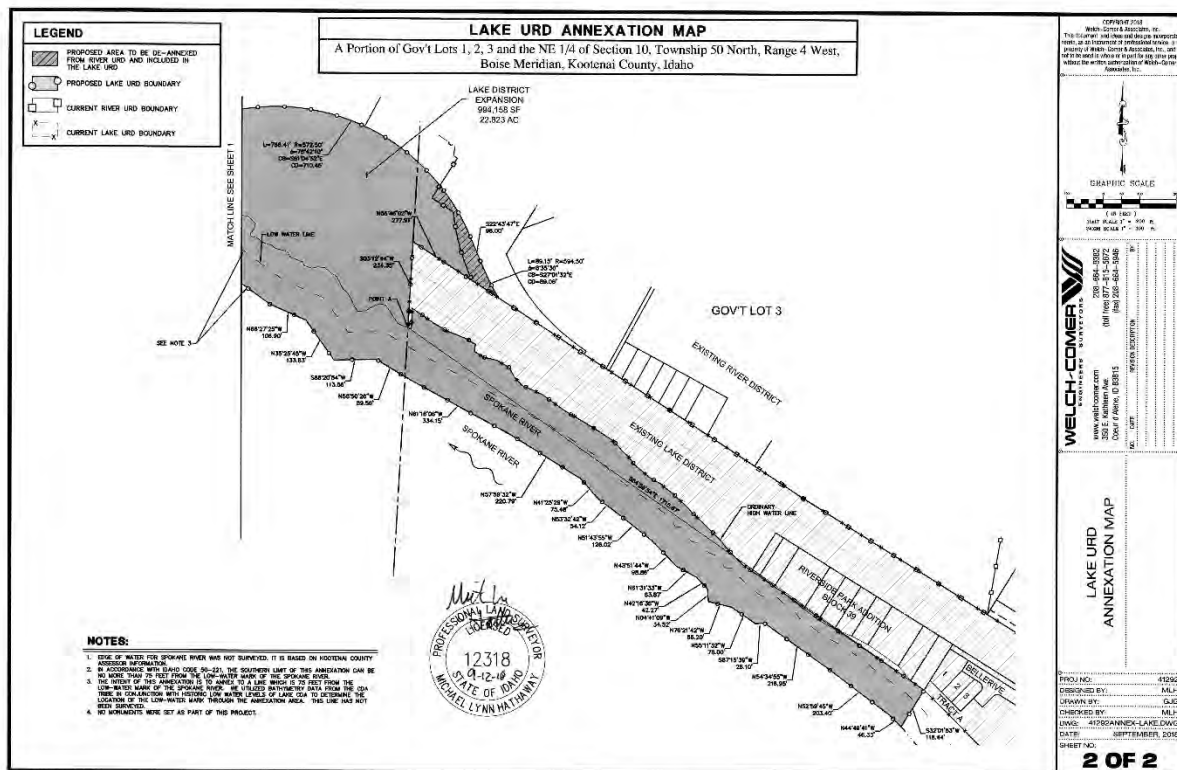
WELCH-CRAMER, INC.
www.welch-cramer.com
700 E. 10th Street, Suite 100
Boise, Idaho 83702-3172
Phone: (208) 333-3333
Fax: (208) 333-3334
Email: info@welch-cramer.com

LAKE URD ANNEXATION MAP

PROFESSIONAL LAND SURVEYOR
12318
STATE OF IDAHO
MICHAEL LYNN HATTAWAY

PROJECT INFORMATION

PROJECT NO.	421024
DESIGNED BY	NALD
DRAWN BY	NALD
CHECKED BY	NALD
DATE	SEPTEMBER, 2018
SHEET NO.	1 OF 2



Attachment 5

2018 Update

Please see duplicative Attachment 5 in Council Bill 18-1027

Attachment 5B

Second Supplement to the Economic Feasibility Study for the Lake District Urban Renewal Area
for the Area Added by the Second Amendment

LAKE DISTRICT - FINANCIAL ANALYSIS MODEL

Fiscal Year (FY)	FY2018	FY2019	FY2020	FY2021	FY2022
Tax Increment (TI) Valuation	431,438,126	490,595,071	490,595,071	490,595,071	490,595,071
Levy Rate:					
Total Levy (Percent)	0.010329919	0.0103299	0.0103299	0.0103299	0.0103299
Total TI Revenue (held constant)	4,456,721	5,067,807	5,067,807	5,067,807	5,067,807
Less: Public Art (@ 2%)	89,134	101,356	101,356	101,356	101,356
Equals: net TI revenue to ignite cda	4,367,586	4,966,451	4,966,451	4,966,451	4,966,451
FY Beginning Balance	5,132,732	4,136,619	1,118,096	310,328	546,691
TI Revenue Collected	4,367,586	4,966,451	4,966,451	4,966,451	4,966,451
Other ignite cda Revenue Sources	1,725,450	2,688,500	3,000	3,000	3,000
Total Lake District Revenue	11,225,768	11,791,570	6,087,547	5,279,780	5,516,143
Expense, Capital & Debt Service					
Expense - Administration (2% esc)	99,453	99,900	101,898	103,936	106,015
Expense - Ann. Oper. Expense	364,685	317,985	257,985	147,985	87,985
Expense - Capital Acquisitions	0	0	0	0	0
O&M & Capital Exp.: Sub-Total	464,138	417,885	359,883	251,921	194,000
Debt: WTB Note 2016 series - refinanced	1,814,404	1,814,404	1,814,404	930,023	0
Debt: WTB Note 2017 Series Note (\$10M @ 2.2%)	2,113,848	2,113,848	2,113,848	2,113,848	2,113,848
2017 Series Note Funds: \$10M *	7,600,000	2,400,000		0	0
Collaborative Education Facility	0	2,380,000			
Atlas Waterfront Project **	0	3,860,000	700,000	700,000	1,400,000
4-Corner Master Plan/Midtown/Performing Arts	2,035,450	0	700,000	700,000	1,400,000
609 Lofts IRA (@75%)	32,758	33,413	34,082	34,763	35,458
609 Lofts interest (cap \$121.5)					
609 Lofts principal (\$405K)	32,758	33,413	34,082	34,763	35,458
Ice Plant IRA (@75%)	50,480	51,489	52,519		
Ice Plant interest (cap \$98.7K)	0				
Ice Plant principal (\$329K)	50,480	51,489	52,519		
Lake Apartments IRA (@--%)					
Lake Apartments interest (cap \$171K)					
Lake Apartmentns principal (\$569K)					
Coeurlaborate IRA (@75%) [approved 11/16]					
Coeurlaborate interest (cap \$204K)					
Coeurlaborate principal (\$680K)					
Chamber DDA					
Chamber interest (no interest)					
Chamber principal (\$300K)	2,387	2,435	2,483	2,533	2,584
Current OPAs, IRAs: Sub-Total	85,625	87,337	89,084	37,296	38,042
839 3rd & 845 4th Lots (P&I)	249,234				
Library (Jameson) (P&I => FY03)	326,451				
ignite cda Property Debt: Sub-Total	575,685	0	0	0	0
FY Ending Balance	4,136,619	1,118,096	310,328	546,691	370,253

* = includes funds for downtown parking garage, Memorial grandstand renovation, ignite @ Tilford Lane project, Atlas Waterfront Project.

** = could include funding for public infrastructure (streets, water sewer), sidewalks, site remediation, site preparation, parking, parks, ped/bike trails, riverfront access, docks.

Exhibit 4
CITY OF COEUR D'ALENE

SUMMARY OF ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING 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, WHICH SECOND AMENDMENT SEEKS TO ADD PARCELS TO THE EXISTING LAKE DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COEUR D'ALENE:

Section 1. The above statements are true and correct.

- (a) The Project Area, as defined in the Second Amendment, is a deteriorated or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Second Amendment are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Second Amendment conforms to the Comprehensive Plan of the City of Coeur d'Alene, as amended.
- (e) The Second Amendment gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the need for overall public improvements, and the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Second Amendment.

- (f) The Second Amendment affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Second Amendment provides a feasible method for relocation obligations of any displaced families residing within the Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls of the Atlas District Project Area, the area added by the Second Amendment, the area added by the Second Amendment to the Existing River District Project Area, together with the collective base assessment roll values of the Existing Project Areas, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The area to be added by the Second Amendment does not exceed ten percent (10%) of the geographical area contained within the Existing Lake District Project Area and the area to be added is contiguous to the Existing Lake District Project Area.
- (j) The Second Amendment includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (k) The Second Amendment is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (l) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (m) The portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 2: The City Council finds that the Project Area has a substantial portion of open land, that the Agency may acquire any open land within the Project Area, and that the Project Area is planned to be redeveloped in a manner that will include nonresidential uses, primarily public open space. The City Council finds that portions of the Project Area are deemed “open land,” and that the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that the portion of the Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Coeur d'Alene Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Second Amendment is attached hereto as Exhibit 3 and is made a part hereof, and the same is hereby approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 20, 2018, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Second Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Second Amendment.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Kootenai County and to the appropriate officials of the City of Coeur d'Alene, Coeur d'Alene School District #271, Kootenai County, Kootenai County Ambulance, Post Falls Highway District, East Side Highway District, Worley Highway District, North Idaho Junior College, Kootenai County Hospital and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundary of the area added, and a map indicating the boundaries of the area added.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Second Amendment, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Second Amendment is likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Second Amendment.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Second Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Second Amendment in a manner that would result in a reset

of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2018, to the extent permitted by the Law and the Act, with the remaining Existing Lake District Project Area containing 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 added in the 2008 Project Area, to be allocated to the Agency for urban renewal purposes.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 15: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

PASSED by the City Council of the City of Coeur d'Alene, Idaho, on this 4th day of December 2018.

APPROVED by the Mayor of the City of Coeur d'Alene, Idaho, on this 4th day of December 2018.

EXHIBITS TO THE ORDINANCE

- | | |
|-----------|---|
| Exhibit 1 | Coeur d'Alene Planning Commission Findings and Order Validating Conformity of 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 with the City of Coeur d'Alene's Comprehensive Plan |
| Exhibit 2 | Notice Published in the <i>Coeur d'Alene Press</i> |
| Exhibit 3 | 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 |

SUMMARY OF THE SECOND AMENDMENT TO THE LAKE DISTRICT PLAN

The Second Amendment (“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 (“Plan”) was prepared by the Coeur d’Alene Urban Renewal Agency formerly d/b/a Lake City Development Corporation and now d/b/a ignite cda (“Agency”) pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The Second Amendment seeks to add 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 Law. The Second Amendment being considered for adoption contains a revenue allocation financing provision pursuant to the 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 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 of Coeur d’Alene and the City of Coeur d’Alene’s Comprehensive Plan, as adopted by the City Council, and as may be amended. 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 as more particularly described below.

A portion of Government Lots 1, 2, 3 and the Northeast 1/4 of Section 10, all within Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the Northwest corner of said Section 10, said corner bears North 89°11'44" West a distance of 2650.43 feet from the North quarter corner of said Section 10; Thence South 14°51'40" East a distance of 842.00 feet to the **TRUE POINT OF BEGINNING.**

Thence South 83° 14' 10" East a distance of 356.74 feet to the beginning of a non-tangent curve to the left having a radius of 2269.50 feet;

Thence easterly along said curve through an arc length of 528.15 feet, a central angle of 13° 20' 01", a chord bearing of South 83° 40' 44" East and a chord distance of 526.96 feet;

Thence North 89° 39' 15" East a distance of 377.65 feet to the beginning of a curve to the right having a radius of 972.50 feet;

Thence easterly along said curve through an arc length of 301.33 feet, a central angle of 17° 45' 11", a chord bearing of South 81° 28' 10" East and a chord distance of 300.12 feet;

Thence South 72° 35' 34" East a distance of 50.45 feet to the beginning of a curve to the left having a radius of 527.50 feet;

Thence easterly along said curve through an arc length of 247.10 feet, a central angle of 26° 50' 23", a chord bearing of South 86° 00' 45" East and a chord distance of 244.85 feet;

Thence North 80° 34' 04" East a distance of 50.00 feet to the beginning of a curve to the right having a radius of 572.50 feet;

Thence southeasterly along said curve through an arc length of 766.41 feet, a central angle of 76° 42' 10", a chord bearing of South 61° 04' 52" East and a chord distance of 710.45 feet;

Thence South 22° 43' 47" East a distance of 96.00 feet to the beginning of a curve to the left having a radius of 594.50 feet;

Thence southeasterly along said curve through an arc length of 89.15 feet, a central angle of 08° 35' 30", a chord bearing of South 27° 01' 32" East and a chord distance of 89.06 feet to the existing Lake District Boundary;

Thence along said Lake District Boundary North 56° 46' 02" West a distance of 277.91 feet;

Thence along said Lake District Boundary South 03° 12' 44" West a distance of 234.35 feet to the ordinary high-water line of Spokane River, said point herein designated as point "A";

Thence southeasterly along said ordinary high-water line to the most westerly corner of the plat of Bellerive as recorded in Book J of Plats, Page 311, records of Kootenai County, said point bears South 54° 59' 54" East a distance of 1715.67 feet from said point 'A';

Thence South 32° 01' 53" West a distance of 118.44 feet to a point which is 75 feet distant when measured perpendicular to the ordinary low water line of the Spokane River; thence parallel with and 75 feet distant from said ordinary low water line the following 34 courses

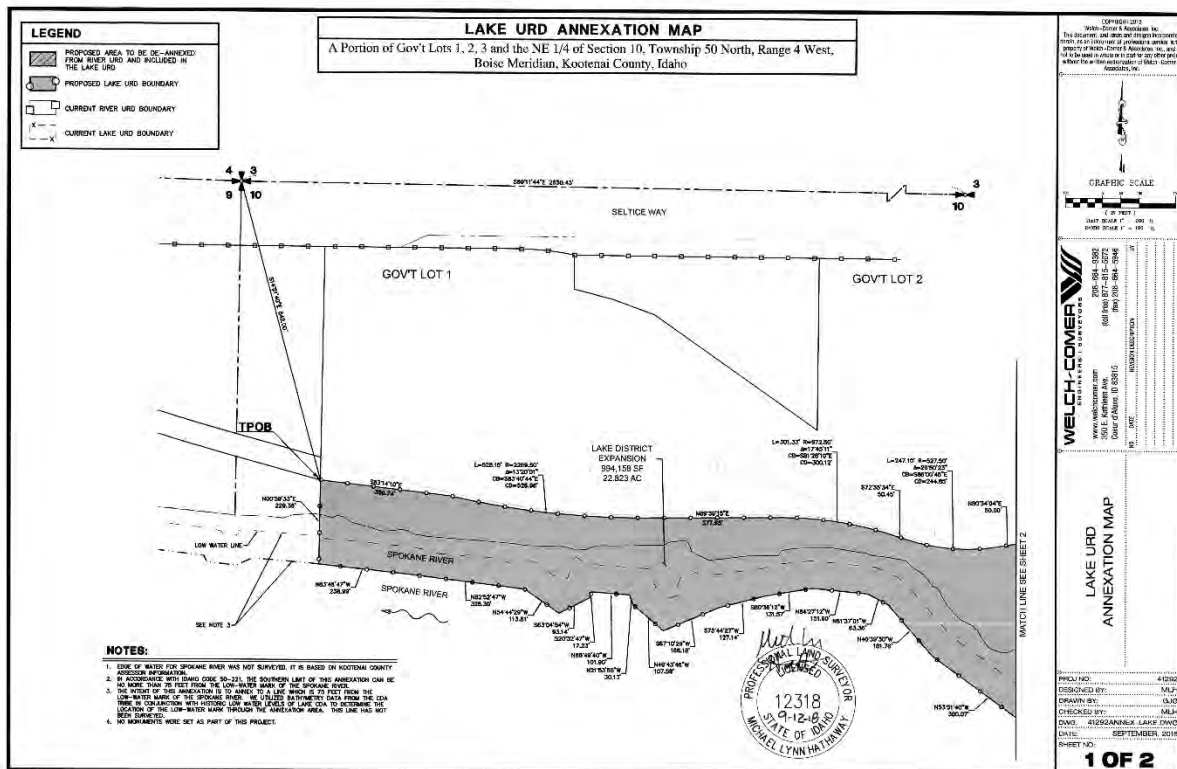
- 1) North 44° 49' 41" West 46.33 feet;
- 2) North 52° 59' 45" West 203.40 feet;
- 3) North 54° 34' 55" West 216.95 feet;
- 4) South 87° 15' 39" West 25.10 feet;
- 5) North 55° 11' 32" West 78.00 feet;
- 6) North 76° 21' 42" West 65.20 feet;
- 7) North 04° 41' 09" West 34.52 feet;
- 8) North 42° 16' 36" West 42.27 feet;
- 9) North 61° 31' 33" West 63.87 feet;
- 10) North 43° 51' 44" West 98.86 feet;
- 11) North 51° 43' 55" West 126.02 feet;
- 12) North 53° 32' 42" West 54.12 feet;
- 13) North 41° 25' 29" West 75.48 feet;
- 14) North 57° 59' 32" West 220.79 feet;
- 15) North 61° 16' 06" West 334.15 feet;
- 16) North 58° 50' 26" West 89.56 feet;
- 17) South 88° 20' 54" West 113.56 feet;
- 18) North 35° 25' 45" West 133.83 feet;
- 19) North 66° 27' 25" West 106.90 feet;
- 20) North 53° 51' 40" West 380.07 feet;
- 21) North 40° 39' 30" West 181.76 feet;
- 22) North 61° 37' 01" West 63.36 feet;
- 23) North 84° 27' 12" West 151.90 feet;
- 24) South 80° 36' 12" West 131.57 feet;

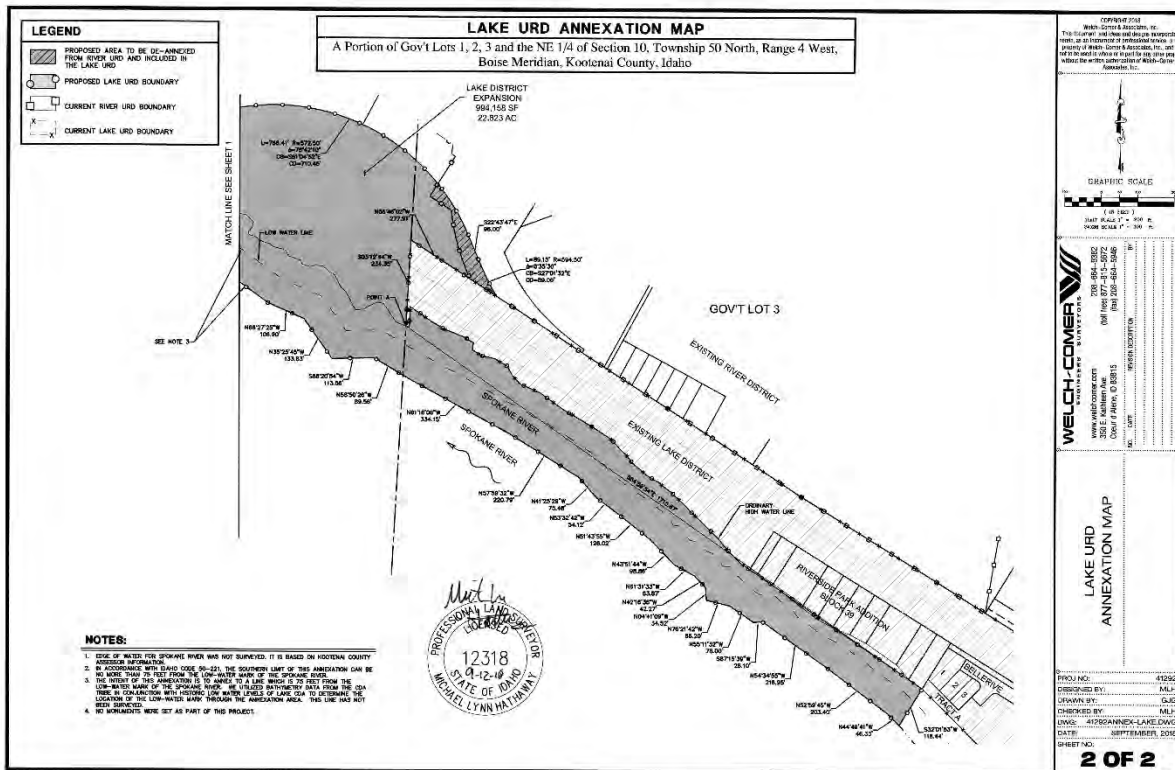
- 25) South 75° 44' 27" West 127.14 feet;
- 26) South 67° 10' 29" West 166.18 feet;
- 27) North 49° 43' 46" West 107.59 feet;
- 28) North 21° 53' 55" West 30.13 feet;
- 29) North 85° 49' 40" West 101.90 feet;
- 30) South 20° 32' 47" West 17.23 feet;
- 31) South 63° 04' 54" West 93.14 feet;
- 32) North 54° 44' 29" West 113.81 feet;
- 33) North 82° 52' 47" West 325.30 feet;
- 34) North 83° 46' 47" West 238.99 feet;

Thence North 00° 59' 33" East a distance of 229.36 feet to the **TRUE POINT OF BEGINNING**;

Containing 994,158 square feet or 22.823 acres more or less.

The area added to the Existing Lake District Project Area is also depicted in the maps below:





Part 1 is amended to update references to the Plan Attachments, the procedural history and the history of the area added by the Second Amendment.

Part 2 is amended to update references to the Project Area maps and legal descriptions.

Part 3 is amended to update the proposed redevelopment actions.

Part 4 updates the type of land uses in the Project Area.

The Second Amendment also contains a significant update to the revenue allocation financing provisions in Part 5. Among other sources, the Second Amendment will utilize revenue allocation financing, authorized by the Act.

Increases in assessed valuation of real and personal property in the area added by the Second Amendment that occur after January 1, 2018, will generate revenue for the Agency to pay project costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, City of Coeur d'Alene, Coeur d'Alene School District #271, Kootenai County, Kootenai County Ambulance, Post Falls Highway District, East Side Highway District, Worley Highway District, North Idaho Junior College, Kootenai County Hospital to finance their operations. The Second Amendment authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service.

Part 5, Section 1 is added to address the use of revenue allocation funds for membership dues and the support of community economic development.

Attachment 5 is supplemented to include updated 2018 projections through the duration of the Plan and Attachment 5B describes in detail the cost and financing methods for complete repayment of the debt incurred used to finance projects and to also fund the additional described activities for the area added by the Second Amendment.

The Second Amendment follows the underlying zoning classifications of the city of Coeur d'Alene.

Part 6 adds additional cooperative activities by the Agency with the City related to the transfer of real property.

The Second Amendment does not extend the duration of the Existing Lake District Plan, which will terminate on December 31, 2021, except for any revenue allocation proceeds received in calendar year 2022, as contemplated by Idaho Code § 50-2905(7). The termination process is described in Part 6, Section 3 of the Second Amendment.

Part 6, Section 5 is updated to reflect the Agency's updated reporting requirements.

ATTACHMENTS TO THE SECOND AMENDMENT

Attachment 1A	Legal Description of the Boundaries of the Additional Area
Attachment 2A	Boundary Map of the Additional Area
Attachment 5	2018 Supplement to the Economic Feasibility Study
Attachment 5B	Second Supplement to the Economic Feasibility Study for the Lake District Urban Renewal Area for the Area Added by the Second Amendment

The full text of the Ordinance _____ is available at the offices of the City Clerk, City Hall, 710 E. Mullen Avenue, Coeur d'Alene, Idaho, 83814.

This summary is approved by the Coeur d'Alene City Council at its meeting of December 4, 2018.

Renata McLeod, City Clerk

I, Randall R. Adams, Chief Civil Deputy City Attorney for the City of Coeur d'Alene, Idaho, hereby declare and certify that in my capacity as Chief Civil Deputy City Attorney of the City of Coeur d'Alene, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and that said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. _____.

DATED this 4th day of December 2018.

Randall R. Adams, Chief Civil Deputy City Attorney

ORDINANCE NO. _____
COUNCIL BILL NO. 18-1029

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE ATLAS URBAN RENEWAL PROJECT, INCLUDING REVENUE ALLOCATION FINANCING PROVISIONS; AND AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; PROVIDING SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about August 5, 1997, by Resolution No. 97-151, the City Council (the "City Council") and Mayor of the city of Coeur d'Alene, Idaho (the "City") created an urban renewal agency, the Coeur d'Alene Urban Renewal Agency (formerly d/b/a Lake City Development Corporation and now d/b/a ignite cda, the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), upon making the findings of necessity required for creating said Agency;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 2842 on December 16, 1997, approving the Coeur d'Alene Urban Renewal Plan for Midtown, Northwest Boulevard, and Downtown Urban Renewal Project (the "Lake District Urban Renewal Plan"), and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3154 on November 18, 2003, approving the Lake District Amended and Restated Urban Renewal Plan, and making certain findings, which, in part, extended the termination date from 2012 to 2021;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3155 on November 18, 2003, approving the River District Redevelopment Plan, and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3337 on August 19, 2008, approving the Lake District Second Amended and Restated Urban Renewal Plan, and making certain findings;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3542 on July 13, 2016, approving the First Amendment to the Lake District Second Amended and Restated Urban Renewal Plan for the purpose of deannexing certain parcels from the existing revenue allocation area;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. 3543 on July 13, 2016, approving the First Amendment to the River

District Redevelopment Plan for the purpose of deannexing certain parcels from the existing revenue allocation area;

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. [____] on December 4, 2018, approving the Second Amendment to the River District Redevelopment Plan for the purpose of 1) deannexing three (3) separate strips of land along the boundary of the existing revenue allocation area; and 2) to add two areas of land contiguous to the existing revenue allocation area (collectively, the “River District Redevelopment Plan, and the amendments thereto, are referred to as the “River District Plan”);

WHEREAS, following notice duly published and a public hearing, the City Council adopted its Ordinance No. [____] on December 4, 2018, approving the Second Amendment to the Lake District Second Amended and Restated Urban Renewal Plan for the purpose of adding area to the existing revenue allocation area (collectively, the “Lake District Urban Renewal Plan, and the amendments thereto, are referred to as the “Lake District Plan”);

WHEREAS, the above referenced Lake District Plan and River District Plan and their project areas are collectively referred to as the Existing Project Areas, and individually referred to as the Existing Lake District Project Area and the Existing River District Project Area;

WHEREAS, pursuant to Idaho Code § 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in § 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions;

WHEREAS, Idaho Code § 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, based on inquiries and information presented, the City and Agency commenced certain discussions concerning examination of an area as appropriate for an urban renewal project;

WHEREAS, the Atlas Mill Site, also known as the Stimson Mill Site, located adjacent to the Spokane River and previously used for lumber mill operations for more than 100 years, was originally examined for eligibility by Harlan Mann in April 2003 as part of a larger area. A portion of the area studied ultimately was included within the boundaries of the River District Project Area;

WHEREAS, in 2014, the Agency authorized Panhandle Area Council, Inc. (“PAC”), to commence an eligibility study and preparation of an eligibility report for the area referred to as the Atlas Mill Site and surrounding properties;

WHEREAS, the Agency obtained the Atlas Mill Site Urban Renewal Eligibility Report in March 2014 (the “2014 Report”), which examined an area known as the Atlas Mill Site Urban Renewal Project Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the 2014 Report was submitted to the Agency and adopted on March 19, 2014 by Resolution No. 14-01;

WHEREAS, after the Agency action in March 2014, no further activity took place;

WHEREAS, based on additional inquiries and information presented, the Agency authorized PAC to commence an eligibility study and preparation of an eligibility report for the area still referred to as the Atlas Mill Site, but including areas not previously studied (the “Revised Atlas Mill Site”);

WHEREAS, the Agency obtained the Atlas Mill Site Urban Renewal Eligibility Report (the “2017 Report”), which examined the Revised Atlas Mill Site for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code §§ 50-2018(9) and 50-2903(8), which define a deteriorating area and a deteriorated area, many of the conditions necessary to be present in such an area are found in the Revised Atlas Mill Site, *i.e.*,

- a. faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- b. unsanitary or unsafe conditions;
- c. existence of conditions which endanger life or property by fire and other causes;
and
- d. any combination of such factors;

WHEREAS, the Revised Atlas Mill Site has a substantial portion of open land;

WHEREAS, under the Act a deteriorated area includes any area which consists of open land which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality;

WHEREAS, Idaho Code §§ 50-2018(9), 50-2903(8) and 50-2008(d) list the additional conditions applicable to open land areas, which are the same or similar to the conditions set forth above;

WHEREAS, such additional conditions regarding open land areas are present and are found in the Revised Atlas Mill Site;

WHEREAS, the effects of the listed conditions cited in the 2017 Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, under the Law and Act, Idaho Code §§ 50-2018(9) and 50-2903(8)(f), the definition of a deteriorated area or a deteriorating area shall not apply to any agricultural operation as defined in Idaho Code § 22-4502(1) absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Revised Atlas Mill Site did not include any parcels subject to such consent;

WHEREAS, the Agency Board, on May 10, 2017, adopted Resolution No. 17-04 accepting the 2017 Report and authorized the Agency Chair or Executive Director to transmit the 2017 Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan or plan amendments for the Revised Atlas Mill Site, which plan may include a revenue allocation area as allowed by the Act;

WHEREAS, the City Council, by Resolution No. 17-036, dated May 16, 2017, declared the Revised Atlas Mill Site described in the 2017 Report to be a deteriorated area or deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project and directed the Agency to commence preparation of an urban renewal plan or plan amendment for the area designated;

WHEREAS, through an open and public process, representatives from the City, Agency, and other stakeholder groups determined the portion of the Revised Atlas Mill Site owned by the City would be developed more effectively and efficiently by dividing the area and establishing a new urban renewal project referred to as the Urban Renewal Plan for the Atlas Urban Renewal Project (“Atlas Plan”), and to amend the Existing River District Plan to add and remove geographic area pursuant to Idaho Code § 50-2033 and to amend the Existing Lake District Plan to add geographic area pursuant to Idaho Code § 50-2033;

WHEREAS, the Agency has embarked on an urban renewal project referred to as the Atlas Plan to redevelop an area that is currently in the City, pursuant to the Law and the Act, as amended;

WHEREAS, simultaneous with the creation of the Atlas Plan, the Agency has prepared a plan amendment for the Existing River District Project Area, the Second Amendment to the River District Redevelopment Plan, for the purpose of 1) deannexing three (3) separate strips of

land along the boundary of the existing revenue allocation area; and 2) to add two areas of land contiguous to the existing revenue allocation area;

WHEREAS, simultaneous with the creation of the Atlas Plan, the Agency has prepared a plan amendment for the Existing Lake District Project Area, the Second Amendment to the Lake District Second Amended and Restated Urban Renewal Plan for the purpose of adding area to the existing revenue allocation area;

WHEREAS, the Atlas Plan proposes to create an urban renewal area commonly known as the Atlas District Project Area, which area is shown on the Project Area and Revenue Allocation Boundary Map and generally described in the Description of the Project Area and Revenue Allocation Area, which are attached to the Atlas Plan as Attachments 1 and 2 respectively. The Atlas District Project Area will include two (2) of the areas deannexed from the Existing River District Project Area and the Second Amendment to the Lake District Plan will include one (1) of the deannexed areas;

WHEREAS, in order to implement the provisions of the Act and the Law either the Agency may prepare a plan, or any person, public or private, may submit such plan to the Agency;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan;

WHEREAS, the Atlas Plan contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, in order to implement the provisions of the Act, the Agency has prepared and adopted the Atlas Plan and submitted the Atlas Plan and recommendation for approval thereof to the City;

WHEREAS, the Agency Board considered all comment and information submitted to the Agency during several Board meetings and at the Board meeting held on September 27, 2018;

WHEREAS, on September 27, 2018, the Agency Board passed Resolution No. 18-08 proposing and recommending approval of the Atlas Plan;

WHEREAS, the Agency submitted the Atlas Plan to the Mayor and City Council;

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Atlas Plan;

WHEREAS, pursuant to the Law, at a meeting held November 13, 2018, the Coeur d'Alene Planning and Zoning Commission considered the Atlas Plan and found that the Atlas Plan is in all respects in conformity with the Comprehensive Plan and forwarded its findings to the City Council. A copy of the Finding is attached hereto as Exhibit 1;

WHEREAS, notice of the public hearing of the River District Plan was caused to be

published in the *Coeur d'Alene Press* on October 19 and November 2, 2018, a copy of said notice being attached hereto as Exhibit 2;

WHEREAS, as of October 19, 2018, the Atlas Plan was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, the City Council during its regular meeting of November 20, 2018, held such public hearing;

WHEREAS, Idaho Code Section 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval, in this instance, of Kootenai County, Idaho, declaring the need for an urban renewal plan for the proposed area;

WHEREAS, in 2018, the City purchased the portions of the Revised Atlas Mill Site lying outside the City limits, which property was formally annexed into the City as of October 20, 2018;

WHEREAS, though portions of the Revised Atlas Mill Site were outside the City limits at the time the Agency Board adopted the Atlas Plan, because the property was acquired by the City and was formally annexed into the City as of October 20, 2018, no formal resolution from Kootenai County, Idaho, was necessary;

WHEREAS, as required by Idaho Code §§ 50-2905 and 50-2906, the Atlas Plan contains the following information with specificity which was made available to the general public and all taxing districts prior to the public hearing on November 20, 2018, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set for final reading of the ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date;

WHEREAS, the Atlas Plan authorizes certain projects to be financed by revenue allocation bonds or loans and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Atlas Plan and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Sections 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interests of the citizens of the City to

recommend approval of the Atlas Plan and to adopt, as part of the Atlas Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Atlas Plan in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the Atlas District Project Area due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Atlas District Project Area in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the Atlas Plan is likely to increase as a result of initiation of urban renewal projects in accordance with the Atlas Plan;

WHEREAS, under the Law and Act, any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) conform to the general plan of the municipality as a whole; (3) give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the collective base assessment rolls for the revenue allocation areas under the Atlas District Project Area and the Existing Project Areas cannot exceed ten percent (10%) of the assessed values of all the taxable property in the City;

WHEREAS, the City Council at its regular meeting held on November 20, 2018, considered the Atlas Plan as proposed and made certain comprehensive findings.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COEUR D'ALENE:

SECTION 1: It is hereby found and determined that:

- (a) The Atlas District Project Area, as defined in the Atlas Plan, is a deteriorated or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Atlas Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Atlas Plan conforms to the Comprehensive Plan of the City of Coeur d'Alene, as amended.
- (e) The Atlas Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Atlas Plan, the need for overall public improvements, and the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Atlas Plan.
- (f) The Atlas Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Atlas Plan provides a feasible method for relocation obligations of any displaced families residing within the Atlas District Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls of the Atlas District Project Area, the area added by the Second Amendment to the Existing River District Project Area, the area added by the Second Amendment to the Existing Lake District Project Area, together with the collective base assessment roll values of the Existing Project Areas, do not exceed ten percent (10%) of the assessed values of all the taxable

property in the City.

- (i) The Atlas Plan includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (j) The Atlas Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (l) The portion of the Atlas District Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (m) The portion of the Atlas District Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Atlas District Project Area has a substantial portion of open land, that the Agency may acquire any open land within the Atlas District Project Area, and that the Atlas District Project Area is planned to be redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that portions of the Atlas District Project Area are deemed “open land,” and that the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Atlas Plan objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunity in an area that does not now contain such opportunity, and the portion of the Atlas District Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Coeur d’Alene Comprehensive Plan to overcome economic disuse, the need for improved traffic

patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Atlas Plan is attached hereto as Exhibit 3 and is made a part hereof, and the same is hereby approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 20, 2018, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Atlas Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Atlas Plan.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Kootenai County and to the appropriate officials of the City of Coeur d'Alene, Coeur d'Alene School District #271, Kootenai County, Kootenai County Ambulance, Post Falls Highway District, North Idaho Junior College, Kootenai County Hospital and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Atlas Plan, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Atlas Plan is likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Atlas Plan.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Atlas Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Atlas Plan in a manner that would result in a reset of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2018, to the extent permitted by the Act.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 14: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

APPROVED, ADOPTED and SIGNED this 4th day of December, 2018.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

Exhibit 1

RECOMMENDATION FINDING THE ATLAS PLAN
IN CONFORMITY WITH COMPREHENSIVE PLAN

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

URBAN RENEWAL PLAN FOR THE ATLAS URBAN RENEWAL PROJECT

A. INTRODUCTION

This matter came before the Planning Commission on November 13, 2018 on a request for review of the Urban Renewal Plan for the Atlas Urban Renewal Project of the Coeur d'Alene Urban Renewal Agency, doing business as ignite cda, and the City of Coeur d'Alene. The Planning Commission has reviewed the request for conformity with the City of Coeur d'Alene's Comprehensive Plan and now forwards to the City Council its recommendations.

APPLICANTS: CITY AND IGNITE CDA

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

The Planning Commission met to consider whether the Plan conforms with the Comprehensive Plan for the City as required by Idaho Code Section 50-2008(b); and

The Planning Commission has reviewed said Plan in light of the Comprehensive Plan; and

The Planning Commission has determined that the Plan is in all respects in conformity with the Comprehensive Plan.

In considering this request, the following Comprehensive Plan goals and objectives should be considered:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.01 Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

Objective 1.02 Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

Objective 1.03 Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

Objective 1.04 Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

Objective 1.05 Vistas:

Protect the key vistas and view corridors of the hillside and water fronts that make Coeur d'Alene unique.

Objective 1.09 Parks:

Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

Objective 1.11 Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.12 Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl

Objective 1.13 Open Space:

Encourage all participants to make open space a priority with every development and annexation.

Objective 1.14 Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Objective 1.15 Natural Terrain:

Wherever possible, the natural terrain, drainage, vegetation should be preserved with superior examples featured within parks and open space.

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Objective 1.17 Hazardous Areas:

Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Objective 2.03 Business Enhancement & Urban Renewal:

Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Ignite cda.

Objective 2.05 Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Objective 3.01 Managed Growth:

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.05 Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.06 Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial /industrial transition boundaries at alleyways or along back lot lines if possible.

Objective 3.08 Housing:

Design new housing areas to meet the city's need for all income and family status categories.

Objective 3.13 Parks:

Support the development acquisition and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

Objective 3.14 Recreation:

Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

Objective 3.16 Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Objective 3.18 Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.03 Project Financing:

Manage in-house finances (and appropriate outside funding, when necessary).

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the foregoing Findings concludes that the Urban Renewal Plan for the Atlas Urban Renewal Project **is** in conformity with the Comprehensive Plan and therefore forwards this recommendation to the City Council.

Motion by Fleming, seconded by Luttropp, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttropp	Voted Yes
Commissioner Mandel	Voted Yes
Commissioner Rumpler	Voted Yes
Commissioner Ward	Voted Yes

Motion to approve carried by a 6 to 0 vote.



CHAIRMAN TOM MESSINA

Exhibit 2

NOTICE PUBLISHED IN COEUR D'ALENE PRESS

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO

County of Kootenai

)
) ss.
)

Ashley Kinzer, being first duly sworn upon oath, deposes and states:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press", a newspaper printed and published daily in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice of which the annexed is a printed copy, was published in the regular Friday issue of said newspaper for 2 consecutive week commencing on the 19 day of October, 2016, and ending on the 2 day of November, 2016, and such publication was made as often during said period as said daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice

Ashley Kinzer
On this 2 day of November in the year of 2016 before me, a Notary Public, personally appeared Ashley Kinzer, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.



Katrina George
Notary Public for the State of Idaho
Residing in Coeur d'Alene, Idaho

MY COMMISSION EXPIRES 8/29/23

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO TO CONSIDER THE URBAN RENEWAL PLAN FOR THE ATLAS DISTRICT URBAN RENEWAL PROJECT 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 Urban Renewal Plan for the Atlas District Urban Renewal Project (the "Plan"), of the Coeur d'Alene Urban Renewal Agency, doing business as Ignite CDA ("Agency"). The Plan 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 Plan 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, that 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 includes both urban renewal and revenue allocation areas. The Agency has adopted and recommended approval of the Plan. The City Council will also be considering the first reading of an Ordinance to adopt the Plan 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 Plan at the meeting scheduled for Tuesday, December 4, 2018, at 6:00 p.m.

The general scope and objectives of the Plan are:

The Plan proposes improvements to public infrastructure and other publicly owned assets throughout the Project Area, creating the framework for the development of mixed-use, residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, other 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, riverfront access points, docks, marina, plazas and water dog park.

Any such land uses as described in the Plan 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 Plan identifies various public and private improvements which may be made within the Project Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is described as follows:

An area consisting of approximately 68 acres of undeveloped land generally bounded by Seltice Way to the north and the U.S. Bank Service Center facility and Mill River development to the west. A portion of the southern boundary runs along the Spokane River to the south and then moves inland and parallels the Spokane River until turning north and connecting with the northeast boundary along Seltice Way with the Riverstone Development to the east. The Project Area includes part of an abandoned lumber mill site and former railroad right-of-way. All structures related to the mill operation have been razed.

The Project Area is depicted in the map below as shown in "green".

Copies of the proposed Plan 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.

Renala McLeod, City Clerk
CDA LEGAL 512
AD# 236775
OCTOBER 19, NOVEMBER 2, 2018

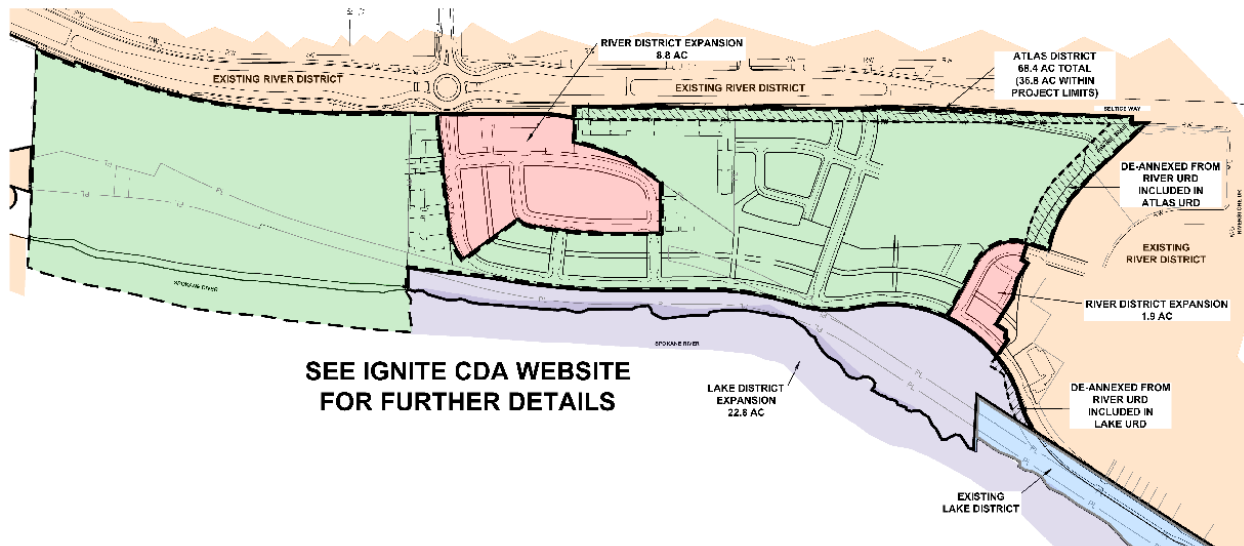


Exhibit 3

ATLAS DISTRICT PLAN

**URBAN RENEWAL PLAN FOR THE
ATLAS URBAN RENEWAL PROJECT**

COEUR D'ALENE URBAN RENEWAL AGENCY

(formerly known as Lake City Development Corporation and now known as ignite cda)

CITY OF COEUR D'ALENE, IDAHO

Ordinance No. _____

Adopted _____

Effective _____

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Attachments

Attachment 1	Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2	Legal Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Properties Which May be Acquired by the Agency
Attachment 4	Economic Feasibility Study

100 INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the Atlas Urban Renewal Project (the “Project”) in the city of Coeur d’Alene (the “City”), state of Idaho. Attachments 1 through 5 attached hereto (collectively, the “Plan Attachments”) are incorporated herein and shall be considered a part of this Plan.

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. Reference is specifically made to Idaho Code §§ 50-2018(10) and 50-2903(13) for the various activities contemplated by the term “Project.” Such activities include both private and public development of property within the urban renewal area. The term “Project” is not meant to refer to a specific activity or development scheme. The Atlas Project Area is also referred to as the “Project Area.”

This Plan was prepared by the Board of Commissioners, consultants, and staff of the Coeur d’Alene Urban Renewal Agency, also known as ignite cda (the “Agency”) and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable local laws and ordinances.

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (3) An economic feasibility study;
- (4) A detailed list of estimated project costs;
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar

year following the last year of the revenue allocation provision described in the urban renewal plan; and

- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

This Plan includes the above information with specificity.

The proposed redevelopment of the Project Area as described in this Plan conforms to the Coeur d'Alene Comprehensive Plan (2007-2027) (the "Comprehensive Plan"), as may be amended from time to time, and adopted by the Coeur d'Alene City Council (the "City Council"). The proposed land uses in the Project Area are consistent with the characteristics of the Spokane River District, and upon completion of annexation, the zoning designation applicable to the Project Area is expected to be C-17, which currently allows commercial with residential development at 17 units per acre and allows for a full range of commercial and residential uses. The Agency intends to rely heavily on any applicable City design standards and/or development standards which may cover the Project Area.

This Plan is subject to the Plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall be reset to the then current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream. Should the Agency have any outstanding financial obligations, the City shall not adopt an ordinance modifying this Plan unless written consent has been obtained by any creditors, including but not limited to lending institutions and developers who have entered into reimbursement agreements with the Agency.

A modification shall not be deemed to occur when "[t]here is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency." Idaho Code § 50-2903A(1)(a)(i). Annual adjustments as more specifically set forth in the Agency's annual budget will be required to account for more/less estimated revenue and prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area. The Agency retains all powers allowed by the Law and Act. This Plan presents a process and a basic framework within which plan implementation, including contracts, agreements and ancillary documents will be

presented and by which tools are provided to the Agency to fashion, develop, and proceed with plan implementation. The Plan has balanced the need for flexibility over the twenty (20)-year timeframe of the Plan to implement the improvements identified in Attachment 4, with the need for specificity as required by Idaho Code § 50-2905. The Plan narrative addresses the required elements of a plan set forth in Idaho Code § 50-2905(1), (7) and (8). Attachment 4, together with the Plan narrative, meets the specificity requirement for the required plan elements set forth in Idaho Code § 50-2905[(2)-(6)], recognizing that actual Agency expenditures are prioritized each fiscal year during the required annual budgeting process.

101 General Procedures of the Agency

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. Under the Law, the Agency is governed by the Idaho open meeting law, the Public Records Act and the Ethics in Government Act of 2015, Chapters 1, 2 and 4 of Title 74, Idaho Code; reporting requirements pursuant to Idaho Code §§ 67-450B, 67-450E, 50-2903A and 50-2913; and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code, as well as other procurement or other public improvement delivery methods.

Subject to limited exceptions, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision.

The Agency may adopt separate policy statements. Any modification to any policy statement is a technical or ministerial adjustment and is not a modification to this Plan under Idaho Code § 50-2903A.

102 Procedures Necessary to Meet State and Local Requirements:

Conformance with the Idaho Urban Renewal Law of 1965, as Amended

Idaho law requires that an urban renewal plan be prepared for an area deemed eligible as an urban renewal area by the City Council. The Project Area was reviewed and determined to be eligible by Agency Resolution No. 17-04 on May 10, 2017. The Project Area was deemed eligible by the City Council by adoption of Resolution No. 17-036 on May 16, 2017.

With the adoption of Resolution No. 17-036, the City Council found the Project Area to be a deteriorated area and/or a deteriorating area existing in the City as defined by the Law and Act and authorized the preparation of an urban renewal plan.

The Plan was prepared and submitted to the Agency for its review and approval. The Agency approved the Plan by the adoption of Agency Resolution No. [_____] on [_____, 2018], and submitted the Plan to the City Council with its recommendation for adoption.

In accordance with the Law, this Plan was submitted to the Planning Commission of the City. After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

Pursuant to the Law and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was published in the *Coeur d'Alene Press*, a newspaper having general circulation in the City. The City Council adopted this Plan on [_____, 2018, by Ordinance No. [_____].

103 History and Current Conditions of the Area

This Project Area is generally bounded by Seltice Way to the north and the U.S. Bank Service Center facility and Mill River development to the west. A portion of the southern boundary runs along the Spokane River to the south and then moves inland and parallels the Spokane River until turning north and connecting with the northeast boundary along Seltice Way with the Riverstone Development to the east. The Project Area includes part of an abandoned lumber mill site and former railroad right-of-way. All structures related to the mill operation have been razed.

The Project Area contains approximately 68 acres of open land, of which, more than half is owned by the City with an anticipated annexation date of October 2018. Master planning efforts of the Project Area have occurred. Following annexation, the Project Area will be subdivided and platted, and development will occur in a manner generally consistent with the master plan for the Project Area. The Project Area lacks public infrastructure, such as internal roadways limiting access to the parcels and impairing development potential. Additionally, water and sewer lines will need to be extended into the Project Area. There are fire suppression issues that prevent significant development within the Project Area. The abandoned mill site and former railroad right-of-way will require site remediation due to contamination from the mill operations. Generally, the lack of public infrastructure has resulted in the economic underdevelopment of the area. Prior to its acquisition by the City, the location of the former railroad right-of-way presented a significant impediment to development of the area as it precluded the ability to assemble lots for development. Further, the large parcel size is a detriment to urban development. There are no pedestrian amenities within the Project Area, which lacks sidewalks, curbs, gutters and street-lighting. The Project Area also contains unsanitary conditions including excessive amounts of junk, trash and weeds throughout the area.

The Plan proposes improvements to public infrastructure and other publicly owned assets throughout the Project Area, creating the framework for the development of mixed-use, residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, other 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, riverfront access points, docks, marina, plazas and water dog park. The Project Area is underdeveloped or vacant and is not being used to its highest and best use due to deterioration of site and other improvements,

environmental deficiencies, the predominance of defective or inadequate street layout, need for modern traffic requirements, insanitary and unsafe conditions, faulty lot layout, which includes large parcel size detrimental to development, and inadequate utility infrastructure needed for development. The foregoing conditions have arrested or impaired growth in the Project Area.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure problems in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, some of the new developments may also generate new jobs in the community that would, in turn, benefit area residents.

104 Purpose of Activities

The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity. The Agency reserves the right to change amounts from one category to another, as long as the overall total amount estimated is not substantially exceeded. The items and amounts are not intended to relate to any one particular development, developer, or owner. Rather, the Agency intends to discuss and negotiate with any owner or developer who seeks Agency assistance. During such negotiation, the Agency will determine, on an individual basis, the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria including the need for such assistance. The Agency will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The Agency also reserves the right to establish by way of policy, its funding percentage or participation, which would apply to all developers and owners.

Throughout this Plan, there are references to Agency activities, Agency funding, and the acquisition, development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. The activities listed in Attachment 4 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The Agency reserves the right to prioritize the projects described in this Plan and to retain its flexibility in funding the various activities. The Agency also reserves its discretion and flexibility in deciding which improvements should be funded and at what level, whether using its own funds or funds generated by other sources.

The activities listed in Attachment 4 are also prioritized by way of importance to the Agency by the amounts funded, and by year of funding, with earlier years reflecting the more important activities, achievement of higher objectives, long term goals, and commitments.

105 Open Land Criteria

This Plan contemplates Agency acquisition of property within the Project Area requiring the area meets the conditions set forth in Idaho Code § 50-2008(d). These conditions include defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout, all of which are included in one form or another in the definitions of deteriorated area or deteriorating area set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8). The issues listed only in Idaho Code § 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and “the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.”

Open land areas qualify for Agency acquisition and development for residential uses if the City Council determines there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City, that the need for housing will be increased as a result of the clearance of slums in other areas, that the conditions of blight in the area and the shortage of decent, safe and sanitary housing contributes to an increase in the spread of disease and crime and constitutes a menace to the public health, safety, morals, or welfare, and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City. Due to the City’s expected growth, the need for housing is significant and integral to a successful mixed-use project area.

Open land areas qualify for Agency acquisition and development for primarily nonresidential uses if acquisition is necessary to facilitate the proper growth and development of the Project Area in accordance with City planning objectives if any of the deteriorating area conditions set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8) apply. But such areas also qualify if any of the issues listed only in 50-2008(d)(4)(2) apply. The lack of water and sewer facilities, large parcel size, a deficient street system, lack of fire protection facilities, economic disuse, unsuitable topography and environmental issues are all conditions which delay or impair development of the open land areas and satisfy the open land conditions as more fully supported by the Atlas Mill Site Urban Renewal Eligibility Report, prepared by Panhandle Area Council, dated February 14, 2017.

200 DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and the Revenue Allocation Area are shown on the Project Area and Revenue Allocation Boundary Map, attached hereto as Attachment 1 and incorporated herein by reference, and are described in the Legal Description of the Project Area and Revenue Allocation Area, attached hereto as Attachment 2 and incorporated herein by reference. For purposes of boundary descriptions and the use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise stated. To allow for improvements in and along the waterway, the Project Area and Revenue Allocation Area boundary extends into a portion of the Spokane River as shown on Attachment 1 and as described in Attachment 2.

300 PROPOSED REDEVELOPMENT ACTIONS

301 General

The Agency proposes to eliminate and prevent the spread of deteriorating conditions and deterioration in the Project Area by:

- a. The acquisition of real property from the City on January 2, 2019, or other sellers, for right-of-way improvements, public parks, pedestrian facilities and trails, riverfront access points, shoreline stabilization, docks, marina, and water dog park and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
- b. The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements, for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, enhance density, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- c. The participation by property owners in projects within the Project Area to achieve the objectives of this Plan;
- d. The management of any property acquired by and under the ownership and control of the Agency;
- e. The relocation assistance to displaced Project Area occupants as a result of any Agency activity, as required by law;
- f. The elimination of environmental deficiencies in the Project Area by site remediation;
- g. The installation, construction, or reconstruction of streets and utilities, including, removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; and improvement of storm drainage facilities, flood control facilities, parking facilities, and other public improvements, including but not limited to, water and sewer improvements, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, bike racks, public art and similar amenities between the curb and right-of-way line; and other public improvements, including parks, pedestrian/bike paths and trails, plazas, open space, riverfront access points and docks, shoreline stabilization, marina, water dog park and other recreational facilities; other public improvements related to the

development of mixed-use residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, and other public facilities that may be deemed appropriate by the Board;

- h. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- i. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- j. The rehabilitation of structures and improvements by present owners and their successors;
- k. The preparation and assembly of adequate sites for the development and construction of facilities for mixed-use, residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities and multi-purpose athletic and performance facilities;
- l. To the extent allowed by law, lend or invest federal funds to facilitate redevelopment; and
- m. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and as permitted by the Law and the Act.

302 Urban Renewal Plan Objectives

Urban renewal activity is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions. As set forth in greater detail in Section 103, the Project Area has a history of a slow-growing tax base based on deteriorated or deteriorating conditions that have arrested or impaired growth in the Project Area.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in

the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303 of this Plan.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following represents the key elements of that effort:

- a. Initiate simultaneous projects designed to revitalize the Project Area. From street and utility improvements to significant new public or private development, the Agency plays a key role in creating the necessary momentum to get and keep things going.
- b. Develop new mixed-use residential, commercial, secondary waterfront commercial and retail areas including opportunities for community, cultural, educational, medical and multi-purpose athletic and performance facilities, as well as encourage other economic development opportunities.
- c. Secure and improve certain public open space in critical areas.

Without direct public intervention, the Project Area has and could conceivably remain unchanged for the next twenty (20) years. The Plan creates the necessary flexible framework for the Project Area to support the City's economic development while complying with the "specificity" requirement set forth in Idaho Code § 50-2905.

Land use in the Project Area will be modified to the extent that the existing brownfield and vacant land will be converted to mixed-use, retail, residential, commercial and secondary waterfront commercial areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, other 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, riverfront access points, docks, marina, plazas and water dog park. A Master Plan has been developed for the Project Area. In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of residents in the general vicinity of the site covered by the Plan.

303 Participation Opportunities and Participation Agreements

The Agency shall enter into an owner participation agreement with any existing or future owner of property, in the event the property owner receives assistance from the Agency in the redevelopment of the property. The term "owner participation agreement" is intended to include all participation agreements with a property owner, including reimbursement agreements. By

entering into an owner participation agreement, the Agency may allow for an existing or future owner of property to remove his property and/or structure from future Agency acquisition.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the standards set forth in an executed owner participation agreement and meets the conditions described below:

- Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency a commitment by the property owner to meet the greater objectives of the land use elements identified in the Comprehensive Plan and applicable zoning ordinances. Upon completion of any rehabilitation each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of twenty (20) years.
- All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.
- Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as, to all applicable codes and ordinances of the City.

All owner participation agreements will address phasing issues, justification and eligibility of project costs, and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation. Obligations under owner participation agreements shall terminate no later than the termination date of this Plan—December 31, 2038. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.

In all participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with Section 305.1 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

- Encouraging property owners to revitalize and/or remediate deteriorated or deteriorating areas of their parcels to accelerate development in the Project Area.
- Subject to the limitations of the Law and the Act, providing incentives to property owners to encourage utilization and expansion of existing permitted uses to develop vacant and deteriorated parcels, particularly those parcels requiring environmental remediation.
- To accommodate improvements and expansions allowed by City regulations and generally consistent with the Master Plan for the Project Area.
- Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses over the next twenty (20) years.
- Provide for advance funding by the developer/owner participant of those certain public improvements related to or needed for the private development. In that event, the Agency will agree as set out in the owner participation agreement to reimburse a portion of, or all of, the costs of public improvements identified in the owner participation agreement from the revenue allocation generated by the private development. Though no specific advance funding by a developer/owner participant is shown in the cash analysis attachments, this Plan specifically allows for such an advance.

304 Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. In order to implement this Plan, the City will transfer all City owned real property in the Project Area to the Agency on January 2, 2019. All plans for development of property in the Project Area by a public body shall be subject to Agency approval, in the event the Agency is providing any financial assistance.

Subject to applicable authority, the Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development

by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area as allowed by the Law and Act.

The Agency intends to cooperate to the extent allowable with the City for the construction of cultural centers, educational facilities, multi-purpose athletic and performance facilities, other 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, riverfront access, docks, marina, and water dog park. The Agency shall also cooperate with the City on various relocation, screening, or underground projects and the providing of fiber optic capability. To the extent any public entity, including the City, has funded certain improvements such as water and sewer facilities or storm drainage improvements, the Agency may reimburse those entities for those expenses. The Agency also intends to cooperate and seek available assistance from state, federal and other sources for economic development.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into an agreement with the Agency and then shall be bound by the Plan and other land use elements and shall take into consideration those standards specified in Section 303 of this Plan.

This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board.

305 Property Acquisition

305.1 Real Property

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, to facilitate economic development, including acquisition of real property intended for disposition to qualified developers through a competitive process, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan, and to encourage development opportunities consistent with the Plan. Such properties may include properties owned by private parties or public entities. This Plan anticipates the Agency's use of its resources for property acquisition.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the state of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the invocation of eminent domain authority as limited by Idaho Code § 7-701A.

The Agency is authorized by this Plan and Idaho Code §§ 50-2010 and 50-2018(12) to acquire the properties identified in Attachment 3 hereto for the purposes set forth in this Plan. The public improvements are intended to be dedicated to the City upon completion. The Agency reserves the right to determine which properties identified, if any, should be acquired. The open land areas qualify for Agency acquisition as further set forth in Section 105 of this Plan.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area for the public improvements identified in this Plan, which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

305.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain for the purpose of developing the public improvements described in section 305.1.

306 Property Management

During the time real property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

In the event the Agency's activities result in displacement, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits and shall also coordinate with the various local, state, or federal agencies concerning relocation assistance.

308 Demolition and Clearance

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

309 Property Disposition and Development

309.1. Disposition by the Agency

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho law, including Idaho Code § 50-2011 and pursuant to any disposition policies adopted by the Agency. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

Air rights and subterranean rights may be disposed of for any permitted use within the Project Area boundaries.

309.2 Disposition and Development Agreements

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Kootenai County, Idaho.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations shall be included in the disposition and development agreement.

That the developers, their successors, and assigns agree:

- a. That a plan and time schedule for the proposed development shall be submitted to the Agency. Schedule revisions will be made only at the option of the Agency.
- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.
- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).
- d. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.
- e. All new construction shall have a minimum estimated life of no less than twenty (20) years.
- f. That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.

- g. That the Agency receives adequate assurance acceptable to the Agency to ensure performance under the contract for sale.
- h. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City.
- i. All disposition and development documents shall be governed by the provisions of Section 408 of this Plan.

The Agency also reserves the right to determine the extent of its participation based upon the achievements of the objectives of this Plan. Obligations under any disposition and development agreement and deed covenants, except for covenants which run with the land, beyond the termination date of this Plan, shall terminate no later than December 31, 2038. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any disposition and development agreement.

309.3. Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct public improvements within the Project Area for itself or for any public body or entity, which public improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the public improvements authorized under Idaho Code Section 50-2007, 50-2018(10) and (13), and 50-2903(9), (13), and (14), and as otherwise identified in Attachment 4 and may acquire or pay for the land required therefore.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner to preserve the public purpose nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 504 to this Plan or out of any other available funds.

310 Development Plans

All development plans (whether public or private) prepared, pursuant to disposition and development agreement or an owner participation agreement, shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 408 and all applicable City ordinances.

311 Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

312 Participation with Others

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Idaho Community Development Block Grant Program (“ICDBG”), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance such grants, the Agency’s use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects that will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms to support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources or participate with the private or public sector with regard to any programs administered by the Idaho Department of Commerce for any purpose set forth under the Law or Act.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 504 to this Plan or out of any other available funds.

313 Conforming Owners

The Agency may, at the Agency’s sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

314 Arts Funding

The Agency encourages public art and performing arts through joint ventures with private developers and in cooperation with the City. Whenever possible, any Agency arts funding will be used to leverage additional contributions from developers, other private sources, and public or quasi-public entities for purposes of including public art within the streetscape projects identified in this Plan.

400 USES PERMITTED IN THE PROJECT AREA

401 Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as may be amended, and as set forth in the City's Comprehensive Plan and the Coeur d'Alene City Code, including the future land use map and zoning classifications, as may be amended. Following annexation, the zoning classification for the Project Area is expected to be C-17, which is intended as a broad spectrum commercial district that permits limited service, wholesale/retail, and heavy commercial in addition to allowing a full range of residential development products. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

402 Public Rights-of-Way

The Project Area consists of all open land with no existing maintained public rights-of-way.

The project contemplates the installation, construction and maintenance of public roadways and access easements within the Project Area as needed for development. Existing dirt roads, easements, and irrigation or drainage laterals or ditches (if any) may be abandoned, closed, or modified as necessary for proper development of the Project Area, in conjunction with any applicable policies and standards of the City.

Any development, maintenance and future changes to the interior or exterior street layout shall be in accordance with the objectives of this Plan and the City's design standards; shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;

- b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

403 Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities; educational, fraternal, employee; philanthropic and charitable institutions; utilities; governmental facilities; railroad rights-of-way and equipment; and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

404 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable City Code.

405 Development in the Project Area Subject to the Plan

All real property in the Project Area, under the provisions of either a disposition and development agreement or an owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

406 Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards

All construction in the Project Area shall comply with all applicable state laws, the Coeur d'Alene Municipal Code, as may be amended from time to time, and any applicable City Council ordinances pending codification, including but not limited to, regulations concerning the type, size, density and height of buildings; open space, landscaping, light, air, and privacy; the undergrounding of utilities; limitation or prohibition of development that is incompatible with

the surrounding area by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors; parcel subdivision; off-street loading and off-street parking requirements.

In addition to the Coeur d'Alene Municipal Code, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

407 Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

408 Design for Development

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, density, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Any development must also comply with the City's zoning ordinance regarding heights, setbacks, density and other like standards, unless modified through any approved planned unit developments (PUD) or limited design planned unit developments (LDPUD).

In the case of property which is the subject of a disposition and development agreement or an owner participation agreement with the Agency, no new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan. Under those agreements the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan. The Agency reserves the right to impose such design standards on an ad hoc, case by case basis through the approval process of the owner participation agreement or disposition and development agreement. Any change to such approved design must be consented to by the Agency and such consent may be conditioned upon reduction of Agency's financial participation towards the Project.

In the event the Agency adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Project Area. Those controls and standards will be implemented through the provisions of any disposition and development agreement or owner participation agreement. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinance.

409 Nonconforming Uses

The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into an owner participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the City ordinances.

500 METHODS OF FINANCING THE PROJECT

501 General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency-owned property, or any

other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The Agency may also consider an inter-fund transfer from other urban renewal project areas. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

502 Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2018. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area shown and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Project.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or notes or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects.

The Agency may consider a note or line of credit issued by a bank or lending institution premised upon revenue allocation funds generated by a substantial private development contemplated by the Study as defined in section 502.1, which would allow the Agency to more quickly fund the public improvements contemplated by this Plan. Likewise, a developer advanced funding could achieve the same purpose.

Upon enactment of a City Council ordinance finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in Attachment 4 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies and unknown future costs. Agency revenue and the ability to fund reimbursement of eligible Project Costs are more specifically detailed in the annual budget.

Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in Section 800. Attachment 4 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

502.1 Economic Feasibility Study

Attachment 4 constitutes the Economic Feasibility Study (entitled Financial Feasibility Study) ("Study") for the urban renewal area prepared by Welch Comer Engineers in association with Heartland LLC Real Estate Advisors. Primary contacts are Phil Boyd, P.E. and Matt Anderson, respectively. The Study constitutes the financial analysis required by the Act and is based upon existing information from property owners, developers, the Agency, City and others. Further detail supporting the data provided in the Study is included in the Atlas Site Masterplan for Atlas Waterfront Project, dated September 2018 (the "Comprehensive Report"). The Comprehensive Report more broadly supports the anticipated spectrum of development for the greater project over three revenue allocation areas based on the significant work with stakeholders and is available for review and copying at the Agency's office.

502.2 Assumptions and Conditions/Economic Feasibility Statement

The information contained in Attachment 4 assumes certain completed and projected actions. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of bonded indebtedness (and all other loans or indebtedness) and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place as projected, the project indebtedness could be extinguished earlier, dependent upon the bond sale documents or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term.

The Plan and the Plan Attachments incorporate estimates and projections based on the Agency's present knowledge and expectations. The Plan proposes certain public improvements as set forth in Attachment 4, which will facilitate development in the Revenue Allocation Area.

The assumptions set forth in the Study are based upon the best information available to the Agency through public sources or discussions with property owners, developers, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Project on a "pay as you go" basis. The Agency Board will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The assumptions concerning revenue allocation proceeds are based upon certain assessed value increases and assumed levy rates as more specifically set forth in Attachment 4. Data obtained from Kootenai County in July of 2018 was used to estimate new building valuations beginning in fiscal year 2019. Building valuation for single family homes and townhomes were determined by estimated trended sales and price per square foot of units. Building valuations for rental apartments, retail, and medical offices were determined by capitalizing projected net operating income. Assumptions for both these methods are outlined in the Study. Valuations for these development uses were escalated at three (3) percent per year once complete and delayed one (1) year before being fully assessed by the County. The 2017 levy rates were used in the district forecast model and were held constant over the twenty (20) year term of the district.

The types of new construction expected in the Project Area are: mixed-use, residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, other 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, riverfront access points, docks, marina, plazas and water dog park. The Project Area has potential for a significant increase in residential, commercial, secondary waterfront commercial and retail growth due to the location of the Project Area. However, without a method to construct the identified public improvements such as water lines, street infrastructure, and pedestrian amenities, development is unlikely to occur in much of the Project Area.

502.3 Ten Percent Limitation

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to

the Kootenai County Assessor, the assessed taxable value for the City as of January 1, 2017¹, less homeowner's exemptions is \$4,487,283,826. Therefore, the 10% limit is \$448,728,383.

The adjusted base assessed value of each of the existing or proposed expansions to the existing revenue allocation areas as of January 1, 2017, is as follows:

Existing River District Project Area	\$16,047,528
2018 River District Project Area Amendment ²	\$1,790,106
Existing Lake District Project Area	\$126,124,003
2018 Lake District Project Area Amendment	\$1,400,953
Atlas District Project Area	\$8,885,404

The adjusted base values for the combined revenue allocation areas total \$154,247,994, which is less than 10% of the City's 2017 taxable value.

502.4 Financial Limitation

The Study identifies several capital improvement projects. Use of any particular financing source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limitations set forth in the Law, the Act, by contract, or by other federal regulations. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. Increases have been assumed based upon the projected value of new development as that development occurs along with possible land reassessment based on a construction start.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources including proposed revenue allocation notes, annual revenue allocations, developer contributions, city contributions, interfund loan, property disposition, and other funds are shown. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred. See Idaho Code § 50-2905. Based on these funding sources, the conclusion is that the project is feasible.

¹ Due to the timing of the assessment process and creation of this Plan, the 2017 values have been used to establish compliance with the 10% limitation. Using the 2017 values, the total adjusted base value of the existing and proposed revenue allocation areas combined with the value of this Project Area are less than 4% of the total taxable value of the City. Even assuming an increase in values for 2018, the combined adjusted base values of the revenue allocation areas would not exceed 10% of the current assessed taxable value for the entire City.

² The Second Amendment to the River District Project Area also includes a deannexation. The deannexation will have no impact on this analysis as the property to be deannexed is owned by the City and is tax exempt.

The proposed timing for the public improvements may very well have to be adjusted depending upon the availability of some of the funds and the Agency's ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code § 50-2903A.**

Attachment 4 lists those public improvements the Agency intends to construct through the term of the Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract public bidding or by an agreement between the developer/owner and Agency. The listing of public improvements does not commit the Agency to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursement with the developer. This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. The Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those improvements identified in Attachment 4 first, in conjunction with private development within the Project Area generating the increment as identified in Attachment 4.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

502.5 Participation with Local Improvement Districts and Business Improvement Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of local improvement district

facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

502.6 Issuance of Debt and Debt Limitation

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenues identified in the debt resolution or revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan, except as may be authorized by law.

502.7 Impact on Other Taxing Districts and Levy Rate

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year's budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

As 2018 certified levy rates are not determined until late September 2018, the 2017 certified levy rates have been used in the Study for purposes of the analysis.³ Those taxing districts and rates are as follows:

Taxing District Levies:

Kootenai County	.002970344
City of Coeur d'Alene	.005314476
Coeur d'Alene School District #271	.000010319
Kootenai County Ambulance	.000162808
Post Falls Highway District	.000566224
North Idaho Junior College	.000981595
Kootenai County Hospital	.000000000
 TOTAL:	 .010005766

The Study has made certain assumptions concerning the levy rate. First, it is anticipated the parcels currently located outside the jurisdictional boundary of the City and in unincorporated Kootenai County that are included in the Project Area will be annexed into the City. As a result, the levy rate applied to parcels within the boundaries of the City has been used to estimate revenue. Second, the 2017 levy rate is estimated to remain constant for the life of the revenue allocation area. As the actual impact of the termination of existing revenue allocations occurring during the life of this Project Area is unknown, the Study has assumed a conservative levy rate. The annual increment value is expected to increase by an estimated 2% over the term of the Plan. If the overall levy rate is less than projected, or the land values do not increase as expected, or expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

³ Due to the timing of the taxing districts' budget and levy setting process, certification of the 2018 levy rates did not occur until this Plan had been prepared and considered by the Agency. In order to provide a basis to analyze the impact on the taxing entities, the 2017 levy rates are used. Use of the 2017 levy rates provides a more accurate base than estimating the 2018 levy rates.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.

503 Lease Revenue, Parking Revenue, and Bonds

Under the Law (Idaho Code § 50-2012), the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and are not particularly noted in the Study, because of the “pass through” aspects of the financing. Under the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency’s financial model.

These financing models typically are for a longer period of time than the 20-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code § 50-2905(8) as those resources involve funds not related to revenue allocation funds.

504 Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate and support non-profit organizations established to support Agency best practices and administration. The line item of Operating Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

600 ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City shall include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area and/or adoption of planned unit developments (PUD) or limited design planned unit developments (LDPUD) to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- g. The undertaking and completing of any other proceedings necessary to carry out the Project.
- h. Administration of Community Development Block Grant funds that may be made available for this Project.
- i. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.
- j. Use of public entity labor, services, and materials for construction of the public improvements listed in this Plan.
- k. Transfer of City owned real property in the Project Area to Agency on January 2, 2019.

In addition to the above, the City may elect to waive hookup or installation fees for sewer, water, or other utility services for any facility owned by any public entity or Agency facility and waive any city impact fee for development within the Project Area. The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

601 Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency expects to dedicate public improvements to the City.

700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

800 DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code §§ 50-2904 and 50-2905(7). The revenue allocation authority will expire on December 31, 2038, except for any revenue allocation proceeds received in calendar year 2039, as contemplated by Idaho Code § 50-2905(7).

Idaho Code § 50-2903(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2039, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.

- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, the Agency shall dispose of any remaining assets by granting or conveying or dedicating such assets to the City.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as loans; the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a least income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility.

For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

900 PROCEDURE FOR AMENDMENT OR MODIFICATION

To the extent there is any outstanding loans or obligations, this Plan shall not be modified pursuant to the provisions set forth in Idaho Code § 50-2903A. Modification of this Plan results in a reset of the base assessment roll values to the current values in the year following the modification year as more fully set forth in Idaho Code § 50-2903A subject to certain limited exceptions contained therein. As more specifically identified above, the Agency's projections are based on estimated values, estimated levy rates, estimated future development, and estimated costs of future construction/improvements. Annual adjustments as more specifically set forth in the Agency's annual budget will be required to account for more/less estimated revenue and

prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not deemed a modification under Idaho Code § 50-2903A.

1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-450E, the local government registry portal, Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Kootenai County Board of County Commissioners.

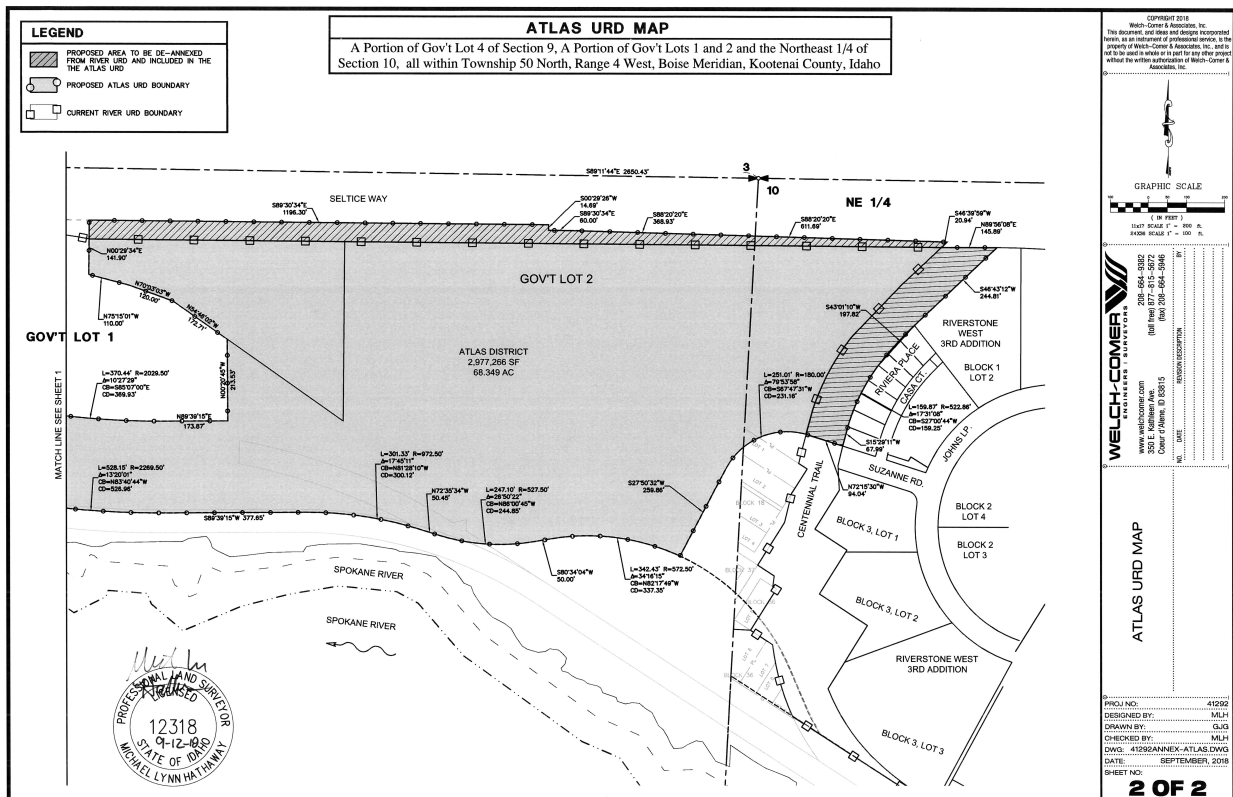
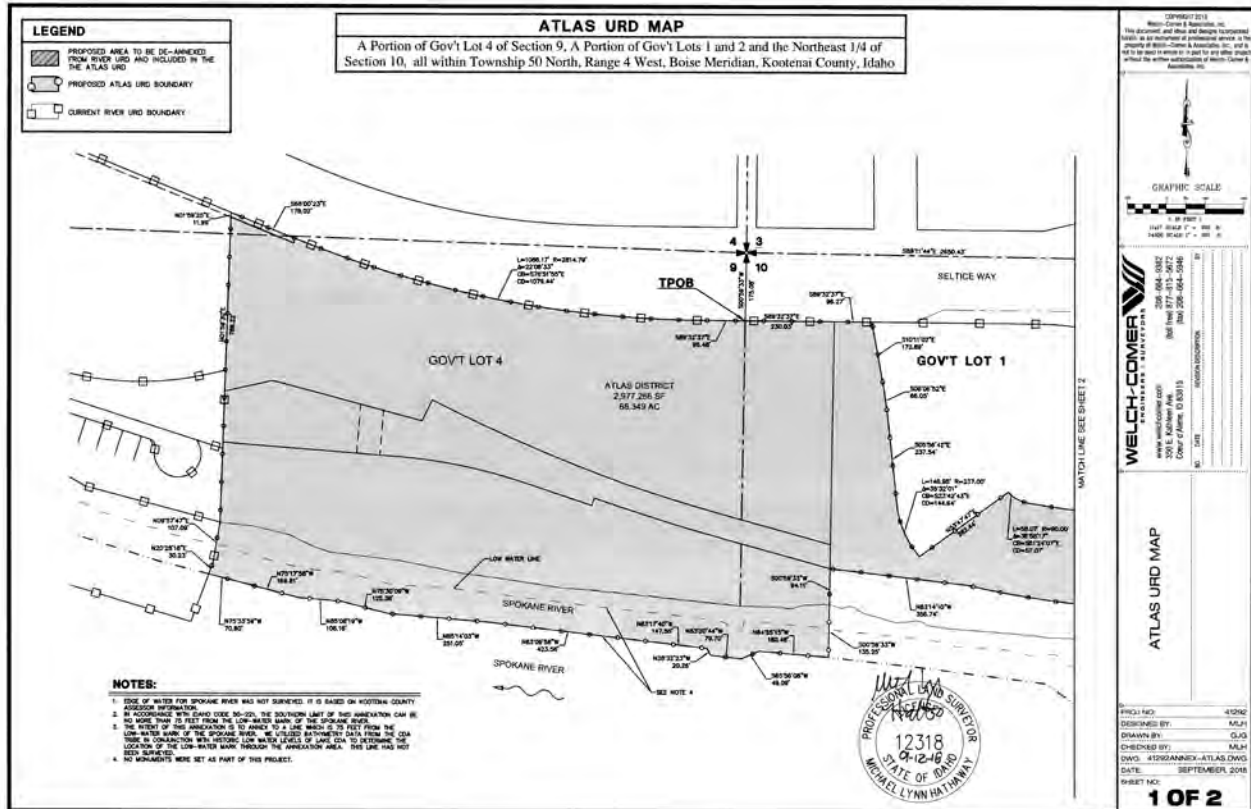
1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES

All attachments and tables referenced in this Plan are attached and incorporated herein by their reference. All other documents referenced in this Plan but not attached are incorporated by their reference as if set forth fully.

Attachment 1

Project Area and Revenue Allocation Area Boundary Map

The Project Area is also depicted in the maps below.



Attachment 2

Legal Description of Project Area and Revenue Allocation Area

An area consisting of approximately 68 acres as more particularly described as follows:

The Atlas District Project Area herein referred to is located generally as follows:

An area consisting of approximately 68 acres of undeveloped land generally bounded by Seltice Way to the north and the U.S. Bank Service Center facility and Mill River development to the west. A portion of the southern boundary runs along the Spokane River to the south and then moves inland and parallels the Spokane River until turning north and connecting with the northeast boundary along Seltice Way with the Riverstone Development to the east. The Project Area includes part of an abandoned lumber mill site and former railroad right-of-way. All structures related to the mill operation have been razed., and as more particularly described as follows:

A portion of Government Lot 4 of Section 9 and a portion of Government Lots 1 and 2 and the Northeast quarter of Section 10, all within Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the Northwest corner of said Section 10, said corner bears North $89^{\circ}11'44''$ West a distance of 2650.43 feet from the North quarter corner of said Section 10; Thence South $00^{\circ}59'33''$ West a distance of 175.08 feet to the southerly right of way of Seltice Way, said point being the **TRUE POINT OF BEGINNING**.

Thence South $89^{\circ}32'37''$ East a distance of 230.03 feet;

Thence South $89^{\circ}32'37''$ East a distance of 96.27 feet;

Thence South $10^{\circ}11'02''$ East a distance of 172.89 feet;

Thence South $08^{\circ}06'52''$ East a distance of 66.05 feet;

Thence South $05^{\circ}56'42''$ East a distance of 237.54 feet to the beginning of a curve to the left having a radius of 237.00 feet;

Thence southeasterly along said curve through an arc length of 146.98 feet, a central angle of $35^{\circ}32'01''$, a chord bearing of South $23^{\circ}42'43''$ East and a chord distance of 144.64 feet;

Thence North $53^{\circ}47'47''$ East a distance of 282.44 feet to the beginning of a non-tangent curve to the left having a radius of 90.00 feet;

Thence southeasterly along said curve through an arc length of 58.07 feet, a central angle of $36^{\circ}58'17''$, a chord bearing of South $61^{\circ}24'07''$ East and a chord distance of 57.07 feet to the beginning of a non-tangent compound curve to the left, having a radius of 2029.50 feet;

Thence southeasterly along said curve through an arc length of 370.44 feet, a central angle of $10^{\circ}27'29''$, a chord bearing of South $85^{\circ}07'00''$ East and a chord distance of 369.93 feet;

Thence North $89^{\circ}39'15''$ East a distance of 173.87 feet;

Thence North $00^{\circ}20'45''$ West a distance of 213.53 feet;

Thence North $54^{\circ} 46' 02''$ West a distance of 172.71 feet;

Thence North $70^{\circ} 03' 03''$ West a distance of 120.00 feet;

Thence North $75^{\circ} 15' 01''$ West a distance of 110.00 feet;

Thence North $00^{\circ} 29' 34''$ East a distance of 141.90 feet;

Thence South $89^{\circ} 30' 34''$ East a distance of 1196.30 feet;

Thence South $00^{\circ} 29' 26''$ West a distance of 14.69 feet;

Thence South $89^{\circ} 30' 34''$ East a distance of 60.00 feet;

Thence South $88^{\circ} 20' 20''$ East a distance of 368.93 feet;

Thence South $88^{\circ} 20' 20''$ East a distance of 611.69 feet;

Thence South $46^{\circ} 39' 59''$ West a distance of 20.94 feet;

Thence North $89^{\circ} 56' 08''$ East a distance of 145.89 feet;

Thence South $46^{\circ} 43' 12''$ West a distance of 244.81 feet to a point on a spiral curve as shown on the plat of Riviera Place as recorded in Book L, Page 194, records of Kootenai County, Idaho;

Thence southwesterly along said spiral to a point, the chord of which bears South $43^{\circ} 01' 10''$ West a distance of 197.82 feet, said point being the beginning of a curve to the left having a radius of 522.86 feet;

Thence southwesterly along said curve, through an arc length of 159.87 feet a central angle of $17^{\circ} 31' 08''$, a chord bearing of South $27^{\circ} 00' 44''$ West and a chord distance of 159.25 feet to the beginning of a spiral curve as shown on said plat of Riviera Place;

Thence southwesterly along said spiral to a point, the chord of which bears South $15^{\circ} 29' 11''$ West a distance of 67.99 feet to the southwest corner of Lot 1, Block 1 of said Riviera Place;

Thence North $72^{\circ} 15' 30''$ West a distance of 94.04 feet to the beginning of a curve to the left, having a radius of 180.00 feet;

Thence southwesterly along said curve through an arc length of 251.01 feet, a central angle of $79^{\circ} 53' 58''$, a chord bearing of South $67^{\circ} 47' 31''$ West and a chord distance of 231.16 feet;

Thence South $27^{\circ} 50' 32''$ West a distance of 259.86 feet to the beginning of a non-tangent curve to the left, having a radius of 572.50 feet;

Thence northwesterly along said curve through an arc length of 342.43 feet, a central angle of $34^{\circ} 16' 15''$, a chord bearing of North $82^{\circ} 17' 49''$ West and a chord distance of 337.35 feet to the beginning of a non-tangent compound curve to the right, having a radius of 575.90 feet;

Thence northwesterly along said curve through an arc length of 347.81 feet, a central angle of $34^{\circ} 36' 14''$, a chord bearing of North $85^{\circ} 59' 43''$ West and a chord distance of 342.55 feet to the beginning of a non-tangent compound curve to the left, having a radius of 972.50 feet;

Thence northwesterly along said curve through an arc length of 301.33 feet, a central angle of $17^{\circ} 45' 11''$, a chord bearing of North $81^{\circ} 28' 10''$ West and a chord distance of 300.12 feet;

Thence South $89^{\circ} 39' 15''$ West a distance of 377.65 feet to the beginning of a curve to the right, having a radius of 2269.50 feet;

Thence northwesterly along said curve through an arc length of 528.15 feet, a central angle of $13^{\circ} 20' 01''$, a chord bearing of North $83^{\circ} 40' 44''$ West and a chord distance of 526.96 feet;

Thence North $83^{\circ} 14' 10''$ West a distance of 356.74 feet;

Thence South $00^{\circ} 59' 33''$ West a distance of 94.11 feet;

Thence South $00^{\circ} 59' 33''$ West a distance of 135.25 feet to a point which is 75 feet distant when measured perpendicular to the ordinary low water of the Spokane River; thence parallel with and 75 feet distant from said ordinary low water line the following 11 courses

- 1) North $84^{\circ} 55' 15''$ West 180.48 feet;
- 2) South $65^{\circ} 56' 08''$ West 49.09 feet;
- 3) North $83^{\circ} 30' 44''$ West 79.70 feet;
- 4) North $28^{\circ} 32' 23''$ West 20.26 feet;
- 5) North $83^{\circ} 17' 40''$ West 147.56 feet;
- 6) North $83^{\circ} 09' 58''$ West 423.56 feet;
- 7) North $85^{\circ} 14' 03''$ West 251.05 feet;
- 8) North $75^{\circ} 30' 09''$ West 125.38 feet;
- 9) North $85^{\circ} 08' 19''$ West 108.16 feet;
- 10) North $75^{\circ} 17' 58''$ West 169.81 feet;
- 11) North $75^{\circ} 33' 59''$ West 70.60 feet;

Thence North $20^{\circ} 28' 18''$ East a distance of 30.23 feet;

Thence North $09^{\circ} 57' 47''$ East a distance of 107.09 feet;

Thence North $01^{\circ} 59' 30''$ East a distance of 786.22 feet;

Thence North $01^{\circ} 59' 25''$ East a distance of 11.99 feet;

Thence South $68^{\circ} 00' 23''$ East a distance of 178.02 feet to the beginning of a non-tangent curve to the left, having a radius of 2814.79 feet;

Thence southeasterly along said curve through an arc length of 1086.17 feet, a central angle of $22^{\circ} 06' 33''$, a chord bearing of South $78^{\circ} 51' 55''$ East and a chord distance of 1079.44 feet;

Thence South $89^{\circ} 32' 37''$ East a distance of 96.48 feet to the **TRUE POINT OF BEGINNING**;

Containing 2,977,266 square feet or 68.349 acres more or less.

Attachment 3

Properties (Public and/or Private) Which May Be Acquired by Agency

1. The Agency intends to acquire all property owned by the City within the Project Area. Further, although not specifically identified, the Agency may also acquire private property parcels to:
 - a) assemble with adjacent parcels to facilitate redevelopment;
 - b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for redevelopment;
 - c) reconfigure sites for development and possible extension of streets or pathways
 - d) assemble for future transfer to qualified developers to facilitate development consistent with the Plan.
 - e) assemble for the construction of improvements consistent with the Plan.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).
4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or the Master Plan for the Project Area.

Attachment 4

Economic Feasibility Study

Please see duplicative Attachment 5 in Council Bill 18-1027

Exhibit 4
CITY OF COEUR D'ALENE

SUMMARY OF ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE ATLAS URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; PROVIDING SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COEUR D'ALENE:

SECTION 1: It is hereby found and determined that:

- (a) The Atlas District Project Area, as defined in the Atlas Plan, is a deteriorated or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Atlas Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Atlas Plan conforms to the Comprehensive Plan of the City of Coeur d'Alene, as amended.
- (e) The Atlas Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Atlas Plan, the need for overall public improvements, and the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Atlas Plan.
- (f) The Atlas Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Atlas Plan provides a feasible method for relocation obligations of any displaced families residing

within the Atlas District Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.

- (h) The collective base assessment rolls of the Atlas District Project Area, the area added by the Second Amendment to the Existing River District Project Area, the area added by the Second Amendment to the Existing Lake District Project Area, together with the collective base assessment roll values of the Existing Project Areas, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The Atlas Plan includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (j) The Atlas Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (l) The portion of the Atlas District Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (m) The portion of the Atlas District Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Atlas District Project Area has a substantial portion of open land, that the Agency may acquire any open land within the Atlas District Project Area, and that the Atlas District Project Area is planned to be redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that portions of the Atlas District Project Area are deemed “open land,” and that the criteria set forth

in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Atlas Plan objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunity in an area that does not now contain such opportunity, and the portion of the Atlas District Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Coeur d'Alene Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Atlas Plan is attached hereto as Exhibit 3 and is made a part hereof, and the same is hereby approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 20, 2018, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Atlas Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Atlas Plan.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Kootenai County and to the appropriate officials of the City of Coeur d'Alene, Coeur d'Alene School District #271, Kootenai County, Kootenai County Ambulance, Post Falls Highway District, North Idaho Junior College, Kootenai County Hospital and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Atlas Plan, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Atlas Plan is likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Atlas Plan.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Atlas Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Atlas Plan in a manner that would result in a reset of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2018, to the extent permitted by the Act.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 15: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

PASSED by the City Council of the City of Coeur d'Alene, Idaho, on this 4th day of December 2018.

APPROVED by the Mayor of the City of Coeur d'Alene, Idaho, on this 4th day of December 2018.

EXHIBITS TO THE ORDINANCE

- | | |
|-----------|---|
| Exhibit 1 | Coeur d'Alene Planning Commission Findings and Order Validating Conformity of the Urban Renewal Plan for the Atlas Urban Renewal Project Area with the City of Coeur d'Alene's Comprehensive Plan |
| Exhibit 2 | Notice Published in the <i>Coeur d'Alene Press</i> |
| Exhibit 3 | Urban Renewal Plan for the Atlas Urban Renewal Project |
| Exhibit 4 | Ordinance Summary |

SUMMARY OF THE ATLAS PLAN

The Urban Renewal Plan for the Atlas Urban Renewal Project ("Atlas District Plan") was prepared by the Coeur d'Alene Urban Renewal Agency formerly d/b/a Lake City Development Corporation and now d/b/a ignite cda ("Agency") pursuant to the Idaho Urban Renewal Law of

1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The Atlas District Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and the Act. The Atlas District Plan contains a revenue allocation financing provision pursuant to the Act that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the original base assessment roll as of January 1, 2018, to be allocated to the Agency for the urban renewal purposes.

The general scope and objectives of the Atlas District Plan are:

- a. The acquisition of real property from the City on January 2, 2019, or other sellers, for right-of-way improvements, public parks, pedestrian facilities and trails, riverfront access points, shoreline stabilization, docks, marina, and water dog park and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
- b. The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements, for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, enhance density, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- c. The participation by property owners in projects within the Project Area to achieve the objectives of this Plan;
- d. The management of any property acquired by and under the ownership and control of the Agency;
- e. The relocation assistance to displaced Project Area occupants as a result of any Agency activity, as required by law;
- f. The elimination of environmental deficiencies in the Project Area by site remediation;
- g. The installation, construction, or reconstruction of streets and utilities, including, removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; and improvement of storm drainage facilities, flood control facilities, parking facilities, and other public improvements, including but not limited to, water and sewer improvements, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, bike racks, public art and similar amenities between the curb and right-of-way line; and other public

improvements, including parks, pedestrian/bike paths and trails, plazas, open space, riverfront access points and docks, shoreline stabilization, marina, water dog park and other recreational facilities; other public improvements related to the development of mixed-use residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities, multi-purpose athletic and performance facilities, and other public facilities that may be deemed appropriate by the Board;

- h. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- i. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- j. The rehabilitation of structures and improvements by present owners and their successors;
- k. The preparation and assembly of adequate sites for the development and construction of facilities for mixed-use, residential, commercial, secondary waterfront commercial and retail areas, cultural centers, medical facilities, educational facilities and multi-purpose athletic and performance facilities;
- l. To the extent allowed by law, lend or invest federal funds to facilitate redevelopment; and
- m. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources.

Any such land uses as described in the Atlas District Plan will be in conformance with zoning for the City of Coeur d'Alene and the City of Coeur d'Alene's Comprehensive Plan, as adopted by the City Council, and as may be amended. Land made available will be developed by private enterprises or public agencies as authorized by law. The Atlas District Plan identifies various public and private improvements which may be made within the Atlas District Project Area.

The Atlas District Project Area herein referred to is located generally as follows:

An area consisting of approximately 68 acres of undeveloped land generally bounded by Seltice Way to the north and the U.S. Bank Service Center facility and Mill River development to the west. A portion of the southern boundary runs along the Spokane River to the south and then moves inland and parallels the Spokane River until turning

north and connecting with the northeast boundary along Seltice Way with the Riverstone Development to the east. The Project Area includes part of an abandoned lumber mill site and former railroad right-of-way. All structures related to the mill operation have been razed., and as more particularly described as follows:

A portion of Government Lot 4 of Section 9 and a portion of Government Lots 1 and 2 and the Northeast quarter of Section 10, all within Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing at the Northwest corner of said Section 10, said corner bears North 89°11'44" West a distance of 2650.43 feet from the North quarter corner of said Section 10; Thence South 00°59'33" West a distance of 175.08 feet to the southerly right of way of Seltice Way, said point being the **TRUE POINT OF BEGINNING**.

Thence South 89° 32' 37" East a distance of 230.03 feet;

Thence South 89° 32' 37" East a distance of 96.27 feet;

Thence South 10° 11' 02" East a distance of 172.89 feet;

Thence South 08° 06' 52" East a distance of 66.05 feet;

Thence South 05° 56' 42" East a distance of 237.54 feet to the beginning of a curve to the left having a radius of 237.00 feet;

Thence southeasterly along said curve through an arc length of 146.98 feet, a central angle of 35° 32' 01", a chord bearing of South 23° 42' 43" East and a chord distance of 144.64 feet;

Thence North 53° 47' 47" East a distance of 282.44 feet to the beginning of a non-tangent curve to the left having a radius of 90.00 feet;

Thence southeasterly along said curve through an arc length of 58.07 feet, a central angle of 36° 58' 17", a chord bearing of South 61° 24' 07" East and a chord distance of 57.07 feet to the beginning of a non-tangent compound curve to the left, having a radius of 2029.50 feet;

Thence southeasterly along said curve through an arc length of 370.44 feet, a central angle of 10° 27' 29", a chord bearing of South 85° 07' 00" East and a chord distance of 369.93 feet;

Thence North 89° 39' 15" East a distance of 173.87 feet;

Thence North 00° 20' 45" West a distance of 213.53 feet;

Thence North 54° 46' 02" West a distance of 172.71 feet;

Thence North 70° 03' 03" West a distance of 120.00 feet;

Thence North 75° 15' 01" West a distance of 110.00 feet;

Thence North 00° 29' 34" East a distance of 141.90 feet;

Thence South 89° 30' 34" East a distance of 1196.30 feet;

Thence South 00° 29' 26" West a distance of 14.69 feet;

Thence South 89° 30' 34" East a distance of 60.00 feet;

Thence South 88° 20' 20" East a distance of 368.93 feet;

Thence South 88° 20' 20" East a distance of 611.69 feet;

Thence South 46° 39' 59" West a distance of 20.94 feet;

Thence North 89° 56' 08" East a distance of 145.89 feet;

Thence South 46° 43' 12" West a distance of 244.81 feet to a point on a spiral curve as shown on the plat of Riviera Place as recorded in Book L, Page 194, records of Kootenai County, Idaho;

Thence southwesterly along said spiral to a point, the chord of which bears South 43°01'10" West a distance of 197.82 feet, said point being the beginning of a curve to the left having a radius of 522.86 feet;

Thence southwesterly along said curve, through an arc length of 159.87 feet a central angle of 17°31'08", a chord bearing of South 27°00'44" West and a chord distance of 159.25 feet to the beginning of a spiral curve as shown on said plat of Riviera Place;

Thence southwesterly along said spiral to a point, the chord of which bears South 15°29'11" West a distance of 67.99 feet to the southwest corner of Lot 1, Block 1 of said Riviera Place;

Thence North 72°15'30" West a distance of 94.04 feet to the beginning of a curve to the left, having a radius of 180.00 feet;

Thence southwesterly along said curve through an arc length of 251.01 feet, a central angle of 79°53'58", a chord bearing of South 67°47'31" West and a chord distance of 231.16 feet;

Thence South 27° 50' 32" West a distance of 259.86 feet to the beginning of a non-tangent curve to the left, having a radius of 572.50 feet;

Thence northwesterly along said curve through an arc length of 342.43 feet, a central angle of 34° 16' 15", a chord bearing of North 82° 17' 49" West and a chord distance of 337.35 feet to the beginning of a non-tangent compound curve to the right, having a radius of 575.90 feet;

Thence northwesterly along said curve through an arc length of 347.81 feet, a central angle of 34° 36' 14", a chord bearing of North 85° 59' 43" West and a chord distance of 342.55 feet to the beginning of a non-tangent compound curve to the left, having a radius of 972.50 feet;

Thence northwesterly along said curve through an arc length of 301.33 feet, a central angle of 17° 45' 11", a chord bearing of North 81° 28' 10" West and a chord distance of 300.12 feet;

Thence South 89° 39' 15" West a distance of 377.65 feet to the beginning of a curve to the right, having a radius of 2269.50 feet;

Thence northwesterly along said curve through an arc length of 528.15 feet, a central angle of 13° 20' 01", a chord bearing of North 83° 40' 44" West and a chord distance of 526.96 feet;

Thence North 83° 14' 10" West a distance of 356.74 feet;

Thence South 00° 59' 33" West a distance of 94.11 feet;

Thence South 00° 59' 33" West a distance of 135.25 feet to a point which is 75 feet distant when measured perpendicular to the ordinary low water of the Spokane River; thence parallel with and 75 feet distant from said ordinary low water line the following 11 courses

- 1) North 84° 55' 15" West 180.48 feet;
- 2) South 65° 56' 08" West 49.09 feet;
- 3) North 83° 30' 44" West 79.70 feet;
- 4) North 28° 32' 23" West 20.26 feet;
- 5) North 83° 17' 40" West 147.56 feet;
- 6) North 83° 09' 58" West 423.56 feet;
- 7) North 85° 14' 03" West 251.05 feet;
- 8) North 75° 30' 09" West 125.38 feet;
- 9) North 85° 08' 19" West 108.16 feet;
- 10) North 75° 17' 58" West 169.81 feet;
- 11) North 75° 33' 59" West 70.60 feet;

Thence North 20° 28' 18" East a distance of 30.23 feet;

Thence North 09° 57' 47" East a distance of 107.09 feet;

Thence North 01° 59' 30" East a distance of 786.22 feet;

Thence North 01° 59' 25" East a distance of 11.99 feet;

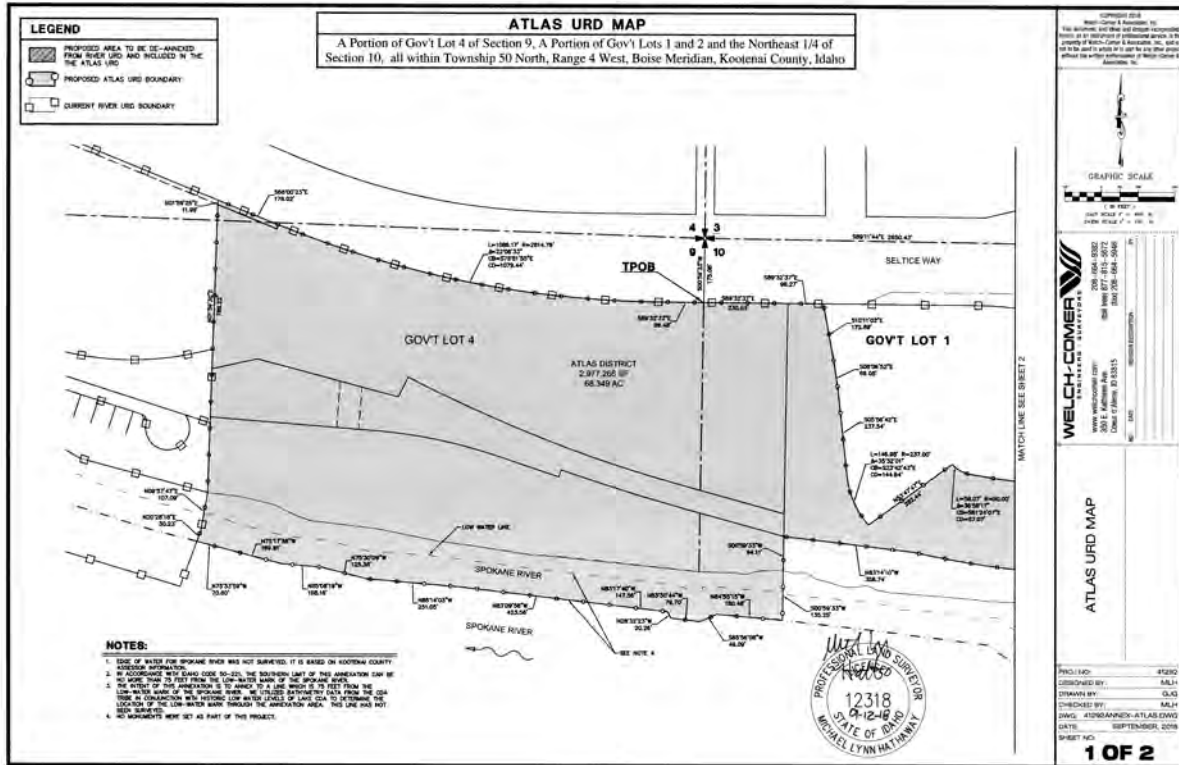
Thence South 68° 00' 23" East a distance of 178.02 feet to the beginning of a non-tangent curve to the left, having a radius of 2814.79 feet;

Thence southeasterly along said curve through an arc length of 1086.17 feet, a central angle of 22° 06' 33", a chord bearing of South 78° 51' 55" East and a chord distance of 1079.44 feet;

Thence South 89° 32' 37" East a distance of 96.48 feet to the **TRUE POINT OF BEGINNING**;

Containing 2,977,266 square feet or 68.349 acres more or less.

The Project Area is also depicted in the maps below.



The program outlined in the Atlas District Plan emphasizes the installation of needed public improvements, street improvements, utility work, and other costs to encourage private development.

Attachment 4 describes in detail the cost and financing methods for complete repayment of the debt incurred used to finance projects and to also fund the additional described activities.

The Atlas District Plan follows the underlying zoning classifications of the city of Coeur d'Alene.

Sections 600 and 700 describe cooperative activities by the Agency with the City.

The duration of the Atlas District Plan is for twenty (20) years. A termination process is described in Section 800 of the Atlas District Plan. The Agency is required to prepare an annual report each year describing its activities during the previous year.

ATTACHMENTS TO THE ATLAS DISTRICT PLAN

Attachment 1	Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2	Legal Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Properties Which May be Acquired by the Agency
Attachment 4	Economic Feasibility Study

The full text of the Ordinance _____ is available at the offices of the City Clerk, City Hall, 710 E. Mullen Avenue, Coeur d'Alene, Idaho, 83814.

This summary is approved by the Coeur d'Alene City Council at its meeting of December 4, 2018.

Renata McLeod, City Clerk

I, Randall R. Adams, Chief Civil Deputy City Attorney for the City of Coeur d'Alene, Idaho, hereby declare and certify that in my capacity as Chief Civil Deputy City Attorney of the City of Coeur d'Alene, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and that said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. _____.

DATED this 4th day of December 2018.

Randall R. Adams, Chief Civil Deputy City Attorney