



June 2, 2019

Coeur d'Alene City Council  
710 E. Mullan Ave  
Coeur d'Alene, ID 83814

Council Members,

Although we've only recently fallen in love with CdA and purchased property in the East Sherman area, we are impressed with both the vision and the execution you've shown to reinvigorate the area – for example, the Block Party in September showed a glimpse of what the future of the area may be. Well done so far, we can't wait to spend much more time in such a gem of a city.

We understand that you are currently considering property purchases/swaps in the East Sherman neighborhood, which will provide clear benefits to both St. Vincent De Paul and to the city.

These efforts will promote community engagement and generate positive activity in the East Sherman community and surrounding areas, which will further enhance the Master Plan goals in the revitalization efforts.

Please approve this initiative – over and above being an advantage for St. Vincent De Paul and the citizens they help, it will promote goodwill in the community and continue the wonderful progress in the East Sherman area.

Please vote yes!

Regards,

A handwritten signature in blue ink that reads "Christine Fortier".

A handwritten signature in blue ink, appearing to be "Paul Fortier", with a large, sweeping flourish above the name.

Paul and Christine Fortier  
(1617 E Front Avenue)

City of Coeur d'Alene  
Attn: Mayor and City Council  
710 E Mullan Ave  
Coeur d'Alene, ID 83814

6/2/19

Kevan McCrummen  
3962 N Palmer Dr.  
Coeur d'Alene ID 83815

Dear City Council,

It was recently brought to my attention that an opportunity to encourage growth along the E Sherman corridor has been presented to the city. As a citizen and small business owner, I'm writing in favor of the proposed land swap with St. Vincent's.

I've reviewed the arguments for, and against, the proposed land exchange and these are my thoughts on why I support the opportunity:

- ***East Sherman Avenue is an eye-sore, and a poor representation of our city***
  - I've lived in Coeur d'Alene for seven years. While I am not a lifelong resident, many of my friends were raised here. All have lamented the condition of E Sherman Avenue and how the city has been "talking" about improving that stretch of land for as long as they can remember (nearly 40 years). I have seen, heard, and agree with the argument that E Sherman Ave is in dire need of visual and economic development.
- ***Revitalization of East Sherman should be a priority, not an afterthought.***
  - As you're aware, there are three primary entrances into CdA. Northwest Blvd has been well developed, has benefited from the arts commission's efforts, and is experiencing an explosion of economic growth. 4<sup>th</sup> Ave is experiencing growth and city improvement, and I'm not certain, but I believe is an URD. Very little to date has actually happened along E Sherman in favor of improvements at the Atlas site, Mid-town, the Centennial Trail, the hospital district and everything else that springs up, and I would like to see that change, even at least a little.
  - While I understand the potential of, and motivation for, working on the Atlas site that is not a primary gateway into CdA. People will have to actively seek out that development. I don't have the data at this late hour, but I'm curious how many travelers see our city – their "first impression" – by traveling down our dilapidated gateway corridor vs how many will actually seek out the Atlas site.

- As mentioned by several councilmembers. Working toward improvement of E Sherman is not a surprise that was sprung on anyone. This has been a decades long improvement project in the works, and this is chance to follow through.
- ***Economic development and increased job opportunities should take precedence over less important development.***
  - I'm very much a supporter of Centennial Trail! However, when an opportunity arises that could help to improve a mile-long stretch, of high-volume travel along a primary entrance to our city, I think the city council should pursue business growth and employment opportunities over the implementation of lacrosse fields in an area that only users of the trail will see, for example.
- ***We need less half-way houses on E Sherman Ave.***
  - While I whole-heartedly endorse facilities that support our veterans and rehabilitation of criminals, I disagree that a gateway into our city is the place for these services. The city council should think about how this stretch of land impacts the residents of CdA from a fiscal and safety standpoint. What increases in opportunities for improvement could be had? What is the long-term fiscal impact on tourism of leaving this stretch of land as-is? What gains could be had from an improvement of safety, job opportunities and increased parking availability along E Sherman?

I know that the city has many different and wonderful projects to consider and prioritize for our city. I just think that the E Sherman corridor should be a priority, and when chances arise to improve that neighborhood those chances should be pursued.

Thank you for your time and consideration.

Sincerely,  
Kevan McCrummen

June 4, 2019

Jack Fullwiler, DDS  
1223 N. Government Way  
Coeur d'Alene, ID 83814

To Whom It May Concern:

My name is Jack Fullwiler. I am a lifelong resident of Coeur d'Alene and own property at 1223 N. Government Way. I developed my property as a standalone dental building where I have operated my dental practice since 1984.

I want to go on record in support of the recent request by Ben Widmyer for an R-34 Special Use Permit. His property is located on the same side of Government Way and four blocks north of my property.

I'm in favor of any revitalization effort along Government Way and support Ben Widmyer's investment for a new housing and commercial development.

Respectfully,

A handwritten signature in black ink that reads "Jack Fullwiler". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Jack Fullwiler

## FERGUSON, AMY

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**From:** MCLEOD, RENATA  
**Sent:** Tuesday, June 04, 2019 4:40 PM  
**To:** FERGUSON, AMY  
**Subject:** FW: Proposed Land Trade

Please post to web with others.

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**From:** WIDMYER, STEVE <SWIDMYER@cdaid.org>  
**Sent:** Tuesday, June 4, 2019 3:21 PM  
**To:** MCLEOD, RENATA <RENATA@cdaid.org>  
**Subject:** Fwd: Proposed Land Trade

Renata , please share with Council. Might be best to print for them and leave it at their seat.

Tks.

Steve Widmyer

Begin forwarded message:

**From:** Mike Gregg <[mgregg@cbcsr.com](mailto:mgregg@cbcsr.com)>  
**Date:** June 4, 2019 at 3:18:35 PM PDT  
**To:** "WIDMYER, STEVE" <[SWIDMYER@cdaid.org](mailto:SWIDMYER@cdaid.org)>  
**Subject:** Fwd: Proposed Land Trade

I just wanted to make sure this made is to the meeting...

----- Forwarded message -----

**From:** Mike Gregg <[mgregg@cbcsr.com](mailto:mgregg@cbcsr.com)>  
**Date:** Tue, Jun 4, 2019 at 3:16 PM  
**Subject:** Proposed Land Trade  
**To:** <[RENATA@cdaid.org](mailto:RENATA@cdaid.org)>

Renata,

Please forward the following comments to the Mayor & City Council for tonight's hearing:

Dear City Council,

My name is Mike Gregg, I live at 2017 East Lakeside Avenue in the East Sherman area of downtown Coeur d'Alene. I am writing to express my support for the proposed land trade with St. Vincent de Paul.

The East Sherman area is the most convenient and quick access to our beautiful downtown area. But the East Sherman area is definitely in need of further revitalization and development. And I believe now is the time to focus on some key properties.

There's been some activity and private improvement with raw development land in the East Sherman area. But properties like the Sandman and Star Hotels may need, and may be best suited, for public resources, public parking, or redevelopment into uses that benefit the public.

It is my opinion that East Sherman redevelopment of properties like the Star Hotel and Sandman Hotel should be a focus of the City Council. I am in favor of the proposed land trade with St Vincent de Paul. And I support the City's discussion and efforts that have been made in redevelopment of East Sherman.

Thank you for your consideration of my support for the land exchange...and thank you for all of your work (if I can, I would like to add a quick thank you for McEuen Park... my family and I, and it seems thousands every week, enjoy the amazing park and open spaces created by the City. I believe McEuen Park is an amazing treasure that will be enjoyed by so many future generations. Thank You!)

Best Regards,

Mike Gregg & Family  
2017 East Lakeside Avenue

## FERGUSON, AMY

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**From:** MCLEOD, RENATA  
**Sent:** Tuesday, June 04, 2019 4:44 PM  
**To:** FERGUSON, AMY  
**Subject:** FW: East Sherman Development Proposal

Another one to post

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**From:** nick granier <ngranier@hotmail.com>  
**Sent:** Tuesday, June 4, 2019 2:46 PM  
**To:** MCLEOD, RENATA <RENATA@cdaid.org>; ANDERSON, HILARY <HANDERSON@cdaid.org>; Kevan McCrummen <kevan@vantagepointbrewing.com>  
**Subject:** East Sherman Development Proposal

Attention - CDA Mayor and City Council

My name is Nick Granier, a long-time resident of Coeur d' Alene. I am writing to express my support for the proposed property exchange on E. Sherman Avenue. For more than 30 years, East Sherman has needed new construction to bring in businesses that will improve a major entrance to the city. Current businesses and homeowners in the area have worked hard to improve surrounding neighborhoods and I believe it is the city's responsibility to support these residents for future growth.

After reviewing the ideas outlined in the East Sherman planning documents, I am confident that both properties will benefit from this project. I would like to support or propose the idea of offering affordable housing that will provide younger, working adults the opportunity to live in urban housing. Although opportunities for urban living have become more available, younger adults are pushed out of the market due to high housing costs. A May 2019 article in Forbes Magazine writes that millennials, ages 22 - 36 spend more per year on groceries, gas, restaurants, high-priced coffee, hobbies, clothing, and entertainment. Current and future businesses would benefit greatly from this demographic.

Thank you, for allowing me the opportunity to provide input on this proposed project. Regardless of what becomes of these properties, I am confident this property exchange will help East Sherman reach its full potential.

Sincerely,  
Nick Granier

## FERGUSON, AMY

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**From:** MCLEOD, RENATA  
**Sent:** Tuesday, June 04, 2019 4:44 PM  
**To:** FERGUSON, AMY  
**Subject:** FW: East Sherman Project

Another to post

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**From:** Gynii Gilliam <gynii@cdaedc.org>  
**Sent:** Tuesday, June 4, 2019 2:27 PM  
**To:** MCLEOD, RENATA <RENATA@cdaid.org>  
**Cc:** ANDERSON, HILARY <HANDERSON@cdaid.org>  
**Subject:** East Sherman Project

Dear Mayor Widmyer and City Council Members,

Thank you for inviting CdAEDC/Jobs Plus, Inc. (Coeur d'Alene Area Economic Development Corporation) to be a part of the East Sherman Leadership Committee. We really appreciate being an active part of the planning process that has gone (and is still going) into developing this extension of our downtown. Additionally, we commend you for engaging the community in this planning process.

From an economic development perspective, we see the transformation of East Sherman as a positive addition to our community at large. Having a beautiful and welcoming downtown, anchored by The Cd'A Resort, Sherman and the City Parks has been a welcome part of our "set of tools" to recruit businesses into the area. Several of our leads were visitors to the region before deciding to make it both a personal and business home. Extending the development to East Sherman completes our image as a world-class destination and reinforces the pride that we have in our community, our downtown, and our businesses. Moreover, the developments at East Sherman also takes care of our own – the residents and businesses of the neighborhood that want places to eat, shop and "be in" within walking distance of their homes and places of work. Based on our discussions at the committee, because of the recent news regarding the East Sherman transformation, businesses and investors are beginning to look at the neighborhood as a place to be. With the city's assistance, the development can be given a boost and potentially accelerated.

We encourage the city's continued involvement in the development of East Sherman, including moving forward on the land exchange, completion of the master plan, along with beginning the processes related to zoning amendments to facilitate the vision. Our current and past work with businesses and developers have shown that certainty –whether it's in zoning or a city's commitments to a master plan, make a difference in their business decisions. We strongly believe that this project will provide our community as a whole and the neighborhood specifically a catalyst that provides our residents and businesses with even more opportunities and options.

Thank you,

Gynii Abracosa Gilliam  
President & CEO  
Coeur d'Alene Area EDC-Jobs Plus



210 Sherman, Suite 206 ~ CdA, Idaho 83814

208.667.4753 Cell: 208.756.7889

Website: [www.CdAEDC.org](http://www.CdAEDC.org)

Email: [gynii@cdaedc.org](mailto:gynii@cdaedc.org)