

MINUTES OF A CONTINUED MEETING OF THE  
COEUR D'ALENE CITY COUNCIL  
HELD IN THE OLD COUNCIL CHAMBERS  
ON FEBRUARY 27, 2014 AT 12:00 P.M.

The City Council of the City of Coeur d'Alene met in a continued session in the Old Council Chambers located at 710 E. Mullan Avenue held at 12:00 P.M. on February 27, 2014, there being present upon roll call a quorum.

Steve Widmyer, Mayor

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

**STAFF PRESENT:** Wendy Gabriel, City Administrator; Renata McLeod, City Clerk; Troy Tymesen, Finance Director; and Mike Gridley, City Attorney.

**LAKE CITY DEVELOPMENT CORPORATION (LCDC) BOARD MEMBERS**

**PRESENT:** Denny Davis, Chairman; Al Hassel; Brad Jordan; Dave Patzer; Deanna Goodlander; Scott Hoskins; Justin Druffel; and Mic Armon. Legal Counsel Danielle Quade and Executive Director Tony Berns were also present.

**CALL TO ORDER:** Mayor Widmyer called the meeting to order and stated that the purpose of the workshop was to discuss the 2013 LCDC Annual Report and to discuss future shared goals.

Chairman Davis called the LCDC meeting to order and conducted a silent roll call.

**LCDC ANNUAL REPORT:** Chairman Davis, presented highlights from the 2013 Annual Report and the long term goal areas of focus including education, job creation/retention, workforce housing, public spaces, public parking, and midtown and downtown revitalization. Additionally, they have completed infrastructure within the Higher Education Campus. Their recent focus has been on items that might incite development on the Higher Education Campus as it relates to job creation. He stated that a natural area of development will be the health care industry. Mayor Widmyer asked how items could be funded under job creation. Chairman Davis stated that the infrastructure is usually a funded item, as they did in the US Bank Call Center development. Mr. Berns stated that the biggest challenge is development within infill areas, as LCDC is limited as to what they can fund. Chairman Davis clarified that LCDC could assist with off-site parking, and/or the acquisition of property to accommodate the need for parking. Mr. Gridley clarified that the City sets the parking requirements and those could always be reviewed for changes by the City if needed.

Chairman Davis stated that workforce housing has been on their target list for years, and they have helped with several projects in Riverstone and have an ongoing housing project in mid-town. He noted that the LCDC Board feels that public space enhancements projects are important and do help with economic development. They have seen several examples of private investment coming after the public investment. The Four Corners project is on the horizon as a public space partnership opportunity. Chairman Davis stated that LCDC is always looking at opportunities for Downtown revitalization and have agreed to participate in the sidewalk ADA compliance project. He stated that increased communication is an ongoing goal, which they have enhanced a lot over the past few years including the website (informative videos), newsletter, and the addition of several public comment sections at their meetings. The Finance sub-committee is very talented and acts as a good steward of the public's money, which provides LCDC with solid financial footing.

**DISCUSSION:** Mayor Widmyer asked if there were any details they could share regarding the Sherman Park acquisition. Mr. Berns stated that the property is privately owned and is a future opportunity and clarified that the current owner is not open to selling the property at this time. Mayor Widmyer stated that the Lake District sunsets in 2021, and asked if LCDC has a ramping down process. Chairman Davis responded that they have looked at financial projections regarding the end of the district's life. They have some properties that were strategically acquired at the City's request, that need to be discussed. Mayor Widmyer asked if those properties will be disposed of or revert to the City. Mr. Berns explained that if the property is not utilized during the district's life, the properties would go to the City. They have also estimated that \$1 Million will go back to the taxing districts when the Lake District terminates. Additionally, Mr. Berns stated that the property owned on Park Drive would be a part of the Four Corners planning. Councilperson Adams asked for an explanation regarding the effect of the closure of a District on the levy rate. Chairman Davis stated that the assumption is that the increment created would reduce the levy rate. Councilperson Gookin asked if the City would be able to use the new growth in their budget. Mr. Tymesen stated that the simple answer is yes.

Councilperson Edinger asked if LCDC would be placing a parking garage next to the Wastewater Treatment Plant. Chairman Davis clarified that the property is owned by North Idaho College (NIC). Commissioner Armon stated that a parking structure is on the college's long-range plan and is estimated to be four or five stories in height. Discussion ensued regarding the Elks building and what opportunities for assistance to development there would be from LCDC. Mr. Berns stated that LCDC could assist with parking and/or demolition. Commissioner Hoskins stated that LCDC could assist with public uses, such as a public restroom. Mr. Gridley noted that a shared parking agreement could occur with a public private partnership.

Councilperson Miller asked when the \$50,000 grant for downtown events will no longer be available. Mr. Berns stated that they have worked with the Downtown Association and will be decreasing that amount annually until 2021. Councilperson Gookin asked how LCDC measures their success. Chairman Davis stated that they are looking at tools and may utilize an economist for insights, but currently success is based on activities that create value such as the Kroc Center, Library, and McEuen Park that are more difficult to quantify. Councilperson Gookin questioned the success of the 4<sup>th</sup> Street project since infrastructure and sidewalks were added. Chairman Davis stated that Teresa Capone stated that their business has increased by 20%. Mr. Berns

noted that in 1997 a plan was created speaking to the goal to place those improvements, and with the completion of the goal it demonstrates success; and there is hope for property values to rise and new businesses to come into mid-town. Councilperson Gookin stated that he would like concrete measurement tools, especially related to East Sherman. Commissioner Goodlander stated that they also measure success based on accomplishments such as the fact that Library users are up by 1,000 people per day, and that McEuen Park is going to create value. The Kroc Center created a healthy community infrastructure that Jobs Plus uses as a recruitment tool when he hosts potential companies to the community. She stated that utilization of the facilities is a good measurement and it happens over time. Commissioner Hassel stated that everything LCDC does is to enhance or draw private development which creates jobs. Commissioner Armon stated that NIC would not have invested what they did without the investment of LCDC and Riverstone would have never developed as it has without the investment of LCDC. Mayor Widmyer gave the example of the Coeur d'Alene Mines building which could have been vacant for a long time, but due to the investment in the park it was purchased quickly. Commissioner Druffel stated that there is no one willing to lift a business to another state based solely on a fast internet connection, they are looking for an educated workforce, outside recreation, and other things a community has to offer which LCDC helps provide.

**EAST SHERMAN AVENUE:** Chairman Davis stated that this agenda item is simply to ask if it is time to do something on East Sherman and to seek ideas about whether or not to proceed. Mayor Widmyer asked if something was done to East Sherman would it be similar to midtown. Mr. Berns stated that it would depend on the economic engine used to spark development within East Sherman and what the stakeholders would want to be done. Commissioner Jordan felt that it should start with a conversation with the area's stakeholders and seek what is the desire for that area. Councilperson McEvers stated he is concerned about what would need to be done to create increment in that area. Councilperson Edinger suggested a meeting with the stakeholders. Councilperson Evans stated that she would like to get input from the community regarding East Sherman. Councilperson Miller felt that she heard from people within the community that East Sherman is neglected, but it was not the property owners. She stated that she would like to see if other urban renewal districts throughout the state use measurement tools and what are those tools. Commissioner Goodlander stated that the property zoning should be reviewed by the City and look at a vision for East Sherman from a city perspective before LCDC gets into the process and what the goals are for LCDC before a district is established. Chairman Davis reiterated that the Annual LCDC planning session will occur in April, and invited the public to attend the meeting.

Motion by Patzer, seconded by Goodlander to adjourn the LCDC portion of the meeting. Motion Carried.

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

The meeting adjourned at 1:35 p.m.

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Steve Widmyer Mayor

ATTEST:

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Renata McLeod, City Clerk

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