



BOARD MEETING MINUTES

WEDNESDAY SEPTEMBER 18, 2013 4:00 P.M.

COEUR D'ALENE PUBLIC LIBRARY COMMUNITY ROOM

1. CALL TO ORDER

Vice-Chairman Dave Patzer called the LCDC Board meeting to order at 4:00 p.m.

LCDC Board members present: Patzer, Goodlander (via phone), Hassell, Colwell, Jordan. LCDC staff present: Berns. LCDC legal counsel present: Quade (Hawley-Troxell).

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Guests Present: Keith Erickson, Frank Orzell, Jon Mueller, Kevin Jester.

No public comment was provided.

4. APPROVAL OF MINUTES

- August 21, 2013 Board Meeting Minutes

Motion by Commissioner Colwell, seconded by Commissioner Hassell, to approve the August 21, 2013 Board meeting minutes. Motion carried.

5. NEW LCDC BOARD COMMISSIONER RECOMMENDATION

- New Commissioner Recommendation from Adhoc Committee

Background: The following nine individuals applied for the vacant LCDC board commissioner position:

- *Mic Armon*
- *John Austin*
- *Greg Bruns*
- *Joe Fabiano*
- *Tina Johnson*
- *Robert Ketchum*
- *Nancy Lowery*

- *Julius Pekar*
- *Brian Simpson*

The following four applicants were interviewed for the vacant Board commissioner position on August 22nd by the LCDC adhoc committee (Commissioners Hoskins, Hassell and Druffel) who were asked to review applications:

- *Mic Armon*
- *John Austin*
- *Joe Fabiano*
- *Tina Johnson*

Commissioner Hassell shared that the adhoc committee recommends that Mic Armon be appointed to the vacant LCDC Board commissioner position.

Motion by Commissioner Colwell, seconded by Commissioner Jordan, to approve the appointment of Mic Armon to the vacant LCDC Board commissioner position. Motion carried.

Note: Mic Armon joined the LCDC Board meeting as a new LCDC commissioner.

6. COMMITTEE REPORTS

❖ **Finance Committee – Commissioner Rod Colwell**

Lake & River District Monthly Financials
Lake & River District Payables

Finance Committee Chair Rod Colwell, reviewed and discussed the August Lake and River District financial statements, and the August / September account payables sheet, with the Board.

Motion by Commissioner Hassell, seconded by Commissioner Jordan, to approve the August financial statements and the August / September accounts payables for the Lake & River Districts as presented. Motion carried.

❖ **Housing Committee – Commissioner Deanna Goodlander**

Note: Commissioner Goodlander disengaged from the board meeting prior to this agenda item.

Ex. Director Berns, in Housing Committee Chair Deanna Goodlander's stead, shared that the committee met with representatives of The Housing Company (THC) earlier in the month to discuss a revised mix-use affordable housing apartment project concept in Midtown. The new building concept includes:

- A three story building vs. the original proposed four story building resulting in a reduced building height,
- A new narrower building footprint that provides more distance on the back end of the THC building between the THC building and the existing residences abutting the alley,
- Smaller residential units sizes; more 1 bedroom and studio apartments than proposed in the original concept,
- Less commercial space on the street level.

Next steps in the process include further project refinement before THC makes a formal presentation to the LCDC Board in October. At that point, if the LCDC Board supports the project, LCDC & THC will engage Midtown stakeholders to further discuss the new Midtown mix-use affordable housing concept.

❖ **Parking Committee – Commissioner Brad Jordan**

Commissioner Jordan shared that he had no report to provide.

❖ **Communication Committee – Commissioner Dave Patzer**

Communication Committee Chair Dave Patzer invited LCDC communication consultant Keith Erickson to join the meeting. Mr. Erickson shared that the September LCDC newsletter was distributed on September 17th, and that topics covered in this issue of the newsletter include:

- An update on the McEuen Park project,
- A look at the vitality of the Riverstone mix-use project,
- A look at the vitality of CDA's downtown,
- An interview with Doug Eastwood, who recently retired as the City of CDA's Parks Director.

Mr. Erickson also shared the following initiative updates:

McEuen Park Open House: An open house for the general public to view the construction progress of McEuen Park is scheduled for Saturday, October 12 from 2-6 p.m. This will be an opportunity for the community to get a firsthand look at the progress at the park's reconstruction. Park architects, landscape designers, city officials and representatives from the LCDC will be on hand as the public is allowed to tour the site. Informational graphics and park overview handouts will be available.

- Commissioner Colwell asked if the playground splash pad has been installed?
 - Mr. Erickson shared that the splash pad area is nearing completion. The water jet system has been installed, and the colored concrete work is being completed.

Online Communications: Mr. Erickson shared that the Huckleberries and CDA Press online tile ads are still active and producing good results, helping to communicate LCDC's message to the community.

Candidate Outreach Effort: Mr. Erickson shared that the LCDC has reached out to all city council and mayoral candidates offering each candidate an opportunity to sit down and visit on any aspect of the LCDC. These visits are being scheduled over the next two weeks.

7. EXECUTIVE DIRECTOR'S REPORT

LCDC Ex. Director Berns discussed the following initiatives with the Board:

North Idaho College (NIC) Sports Complex / Event Center : Update

Ex. Director Berns shared that the NIC Board of Trustees has given NIC leadership staff the green light to further the analysis associated with the proposed Event Center initiative. NIC leadership plans to engage the services of a consultant specializing in event center development to further refine the proposed scope and scale of the event center given the feedback received to date re. the initiative.

McEuen Park Initiative: Update

Ex. Director Berns shared that the McEuen Park project is progressing well and on schedule. Ex. Director Berns meets regularly with City of CDA staff and representatives from Welch-Comer Engineers to review project status, and to review/discuss potential change order items pertinent to the project. As mentioned earlier in the meeting, a McEuen Park public "open house" is scheduled for Saturday, October 12th from 2-6 p.m.

Jobs Adhoc Committee: Update

Background: (from June, 2013 Board meeting minutes): Ex. Director Berns shared that the committee has met with Steve Griffiths (Jobs Plus) re. how the LCDC can help with creating & retaining jobs in the area. One of the takeaways from this meeting involved potential LCDC partnership on the health care front, possibly working with the local higher education institutions and Kootenai Health (KH). The committee met recently with KH leadership re. their needs on the health care front (e.g. qualified staff issues) and how LCDC might play a partnership role by working with North Idaho College and/or Lewis Clark State College on this matter. KH thinks this is a valid opportunity to pursue, and is willing to continue meeting on this topic. Next step will be for the committee to gather representatives from KH and the area's higher education institutions to continue the conversation.

On September 4th, the Jobs adhoc committee met with representatives from Kootenai Health (KH), North Idaho College (NIC), University of Idaho (UI) and Lewis Clark State College (LCSC) to further discuss new initiatives / possibilities on the health care job front, including a potential role for LCDC. The meeting was very productive, and a working group comprised of representatives from each of the aforementioned

organizations was formed to develop a health care workforce needs assessment. Once the needs assessment is complete, next steps in the process to energize the initiative will be discussed.

ICRMP Policy: Terrorism Insurance; Recommendation to Decline Coverage

Executive Director Berns shared that LCDC, at the suggestion of LCDC's insurance agent, has declined Idaho Counties Risk Management Program's (ICRMP) offer for additional terrorism insurance coverage per the Terrorism Risk Insurance Act; estimated cost for additional coverage for LCDC is \$5,000 per year. In order to meet federal compliance measures, ICRMP is required to offer its policy holders this additional terrorism coverage if so desired. ICRMP carries \$20 million in terrorism insurance for its clients in its standard policy which LCDC deems appropriate coverage.

North Park Avenue Building Demolition

Ex. Director Berns shared that plans are being formulated to demolish three LCDC-owned residential building properties on North Park Avenue this fall: 618 N. Park Avenue, 620 N. Park Avenue and 622 N. Park Avenue. Funding to cover the demolition costs of these three residential buildings is included in the 2014 fiscal year budget. Tenants in the 618 and 620 N. Park Avenue properties have already given notice that they plan to vacate those premises by the end of September. Tenants at the 622 N. Park Avenue property will leave the premises in October. Tentative plans call for the building demolitions to occur prior to year end.

8. ELECTION OF LCDC CHAIRMAN & VICE CHAIRMAN

Motion by Commissioner Jordan that Commissioner Denny Davis be nominated as LCDC Board Chairman for fiscal year 2014. Commissioner Colwell seconded the motion. No other nominations were proffered, and no objections to the nomination were voiced. Motion carried.

Motion by Commissioner Jordan that Commissioner Dave Patzer be nominated as LCDC Vice-Chairman, for fiscal year 2014. Commissioner Armon seconded the motion. No other nominations were proffered, and no objections to the nomination were voiced. Motion carried.

Board members thanked Commissioners Davis and Patzer for their hard work on behalf of the LCDC and the community, and for their willingness to serve in LCDC leadership positions. Commissioner Patzer thanked his fellow Board members for their support and trust.

9. BOARD COMMISSIONER COMMENTS:

Commissioner Patzer welcomed Commissioner Armon to the Board, thanking him for his willingness to serve.

10. PUBLIC COMMENT:

No public comment was provided.

11. EXECUTIVE SESSION – Idaho Code Section 67-2345(1)

Subsection B: to consider the evaluation of the LCDC executive director.

Motion by Commissioner Jordan, seconded by Commissioner Armon to convene an Executive Session, as provided by Idaho Code Section 67-2345(1) Subsection B: to consider the evaluation of the LCDC Executive Director.

Roll Call:

Goodlander	Absent	Hassell	Yes	Druffel	Absent
Colwell	Yes	Patzer	Yes	Jordan	Yes
Davis	Absent	Hoskins	Absent	Armon	Yes

Motion carried.

The LCDC Board entered into Executive Session at 4:44 p.m. Those present were the LCDC Board of Commissioners, and LCDC legal counsel Danielle Quade. Deliberations were conducted regarding the performance review of the executive director.

No action was taken in Executive Session and the LCDC Board returned to regular session at 5:24 p.m.

12. ADJOURN:

Motion by Commissioner Hassell, seconded by Commissioner Armon, to adjourn. Motion carried.

The LCDC Board meeting adjourned at 5:25 p.m. Minutes prepared and submitted by Ex. Director Berns.