



BOARD MEETING MINUTES
WEDNESDAY APRIL 19, 2017 4:00 P.M.
COEUR D'ALENE PUBLIC LIBRARY COMMUNITY ROOM

1. CALL TO ORDER

Chairman Hoskins called the **ignite cda** board meeting to order at 4:00 p.m.

ignite cda board members present: Jordan, Widmyer, Hoskins, Davis, Goodlander, Metts, Chapkis, Armon.

ignite cda staff present: Berns **ignite cda** legal counsel present: Quade

2. PLEDGE OF ALLEGIANCE

Chairman Hoskins asked for board approval to postpone discussion on the Midtown Parking Lots agenda item until a later date, and to remove the Midtown Parking Lots agenda item from the agenda.

Motion by Commissioner Davis, seconded by Commissioner Chapkis, to remove the Midtown Parking Lot agenda item 8(d) from the agenda.
Motion carried.

3. PUBLIC COMMENT

Mary Lou Reed: Shared that she would like the Agency to keep the Young Avenue property in the public realm. She understands the Agency's investment in the property and the need for the Agency to realize some value return from the property. She suggested that between the Margaret Reed Foundation and the Tubbs Hill Foundation (THF), \$250,000 could be raised in an effort to keep the land in the public realm. She hopes that some middle ground can be found to keep this land in the public realm in partnership with the City and the Foundations. She suggested that the property could be used as a nature interpretive center, or possibly as an area to train young folks as park rangers.

George Saylor, President of the THF: Shared a concept that might help address the financial issue tied to the Young Avenue property. He shared that the THF could sell property the THF owns on Cherry Hill, and in partnership with the Reed Foundation, could amass funds in the \$300,000 range. That amount could be combined with other THF funds on hand plus possible matching grant funds

(via the help of the City) to reach a level in the \$600,000 range. Those funds could then be used in partnership with the Agency to transfer ownership of the Young Avenue property to the City for public use.

- Commissioner Widmyer thanked both Mr. Sayler and Mrs. Reed for their generous offer, and shared that the City would be a willing partner in helping to seek matching grant funds.
- Commissioner Armon shared that the Young Avenue property is in fairly rough shape right now. Given the generous proposal, would the THF have funds remaining to improve the site?
 - Mr. Sayler shared that he anticipates a minimal amount of money would be needed to get the site usable for the short-term, and would look to improve the site over time as funds materialize.

4. APPROVAL OF MINUTES

- March 15, 2017 Board Meeting Minutes
Motion by Commissioner Goodlander, seconded by Commissioner Widmyer, to approve the March 15, 2017 board meeting minutes. Motion carried.

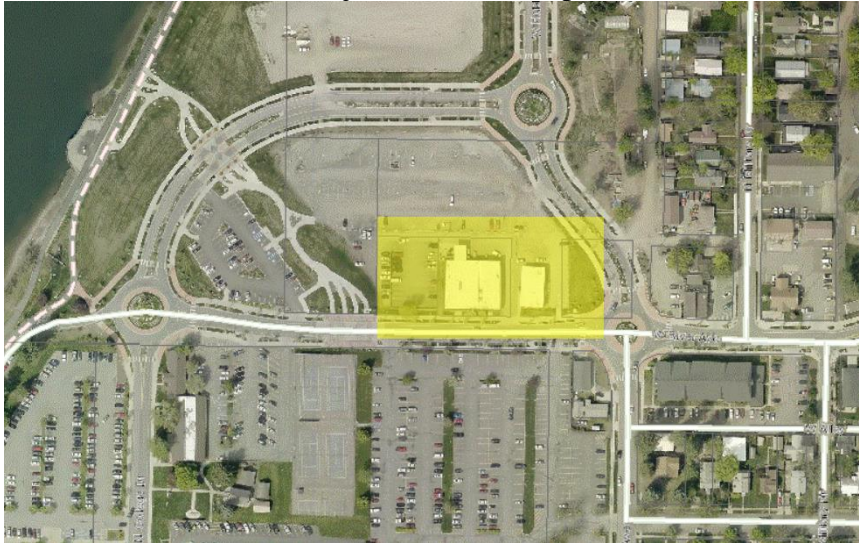
5. PRESENTATION: NORTH IDAHO COLLABORATIVE EDUCATION FACILITY

*Background: **ignite cda** has agreed to provide \$2.5 million in partnership funding for the \$9.7 million North Idaho Collaborative Education Facility (NICE) project. Other project funders include North Idaho College (NIC), University of Idaho (UI), Lewis Clark State College (LCSC) and Idaho Department of Public Works.*

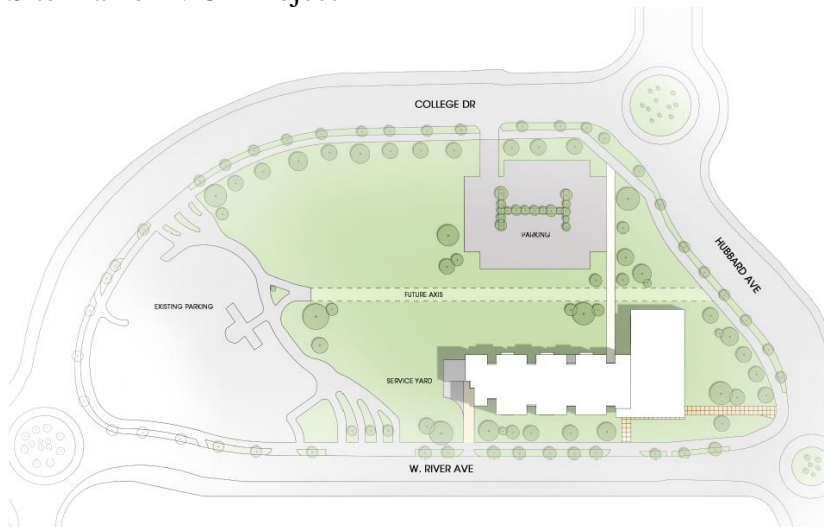
Claire Kincaid Slate (h2a Architects) presented a NICE project overview to the board. Key slides from the presentation are shared below. Ms. Kincaid Slate shared that the two story NICE building project will provide student services and flexible classroom space for NIC, UI, and LCSC. Numerous breakout spaces, which are meeting areas designed to encourage collaborative learning environments, will be located on both floors of the building. Materials on the exterior of the building will include brick, concrete, metal, and glass – all designed to blend in with the current fabric of the campus as well as to tie in with the history of the site (e.g. former forest products mill site). The project is set to break ground in the spring of 2018.

- Commissioner Jordan asked how large of a building is being built?
 - Ms. Kincaid Slate shared that the total building size will be just under 30,000 square feet.

Site Location of NICE Project on NIC Campus



Site Plan of NICE Project



Building Design at Street Level



6. LAKE DISTRICT REVENUE ALLOCATION NOTE, SERIES 2017
Resolution FY17-03: Authorizing the Issuance and Sale to Washington Trust Bank of the Agency's Revenue Allocation Note, Series 2017

Ex. Director Berns and legal counsel Quade shared an overview of the Agency's Revenue Allocation Note, Series 2017 (2017 Note) with the board. Following are key elements of the Note:

- Pursuant to this Note Purchase and Security Agreement, Washington Trust Bank (WTB) offers to purchase from the Coeur d'Alene Urban Renewal Agency d/b/a **ignite cda** ("Agency") its 2017 Note (Lake District Redevelopment Project) in the principal amount of not to exceed \$10,000,000.
- The tax-exempt interest rate on the 2017 Note will be 2.20% per annum.
- The Agency agrees to pay a purchaser fee of \$10,000, plus WTB's legal counsel fees up to \$4,000, plus any applicable UCC filing fees.
- The 2017 Note shall be payable in semi-annual payments based on the aggregate principal amount drawn, plus accrued interest thereon at the tax-exempt interest rate, pursuant to an amortization schedule. The first amortized payment shall be due on the first February 1 or August 1 following draws totaling \$1,000,000. The amortization schedule shall be adjusted semi-annually on February 1 and August 1 thereafter based on amounts drawn until the Agency notifies WTB that no further draws shall be requested, and upon such notification, the final amortization schedule shall be prepared. Payments shall continue on the first day of each February and August until August 1, 2022.
- The 2017 Note is pre-payable, in whole or in part on any date, upon 30 days' written notice to WTB with no prepayment penalty.
- The Agency agrees to and hereby grants and pledges to WTB a security interest in future Lake District revenue allocation proceeds. This pledge will be subordinate to the Agency's:
 - ✓ existing WTB Note Series 2016;
 - ✓ existing Limited Recourse Promissory Note in favor of Gringo Properties, L.L.C.;
 - ✓ existing Limited Recourse Promissory Note in favor of Ice Plant Development, Inc.;
 - ✓ and the existing Limited Recourse Promissory Note in favor of the Coeur d'Alene Chamber of Commerce.
- The Agency agrees to maintain an unrestricted cash balance in its Lake District accounts in the amount of \$1,000,000. Beginning February 1, 2018, and on February 1 of each year until maturity of the 2017 Note, the required cash balance shall be adjusted annually to an amount equal to ten percent (10%) of the outstanding principal balance of the 2017 Note.

- Total draws on the 2017 Note are limited to the principal amount of \$6,000,000 until the sale by the Agency of real property within the Lake District Urban Renewal Area in the aggregate amount of \$1,300,000.

Recusal – Commissioner Davis recused himself from discussing and voting on this agenda item since he works with WTB on issues unrelated to this proposed financing agreement.

- Commissioner Widmyer commented that the final 2017 Note payment date discussed above of August 2022 relates to the timing process as to how the Agency receives property tax revenues from the County; i.e. taxes due for tax year 2021 are paid in 2022.
- Commissioner Widmyer asked if the required \$1M fund balance condition of the 2017 Note is in addition to the existing \$1M fund balance parameter associated with the 2016 Series Note held by WTB?
 - Legal counsel Quade shared that the 2016 Series Note has two requirements, the first being a reserve held by WTB and the second being a requirement that the Agency budget for a \$1M fund balance. The new 2017 Note will require the Agency have actual cash on hand of \$1M, which is a little different than the budget requirement under the 2016 Series Note, but the same cash can cover both requirements.

Motion by Commissioner Widmyer, seconded by Commissioner Armon, to approve Resolution 17-03 authorizing the issuance and sale to Washington Trust Bank of the Agency’s Revenue Allocation Note, Series 2017.

Roll Call:

Goodlander	Yes	Widmyer	Yes	Druffel	Absent
Metts	Yes	Jordan	Yes	Hoskins	Yes
Armon	Yes	Davis	Abstain	Chapkis	Yes

Motion carried.

7. REPORTS

- A. Finance – Commissioner Armon
 - Lake & River District Monthly Financials
 - Lake & River District Payables

Commissioner Armon reviewed and discussed the March Lake and River District financial statements, and the March / April account payables sheet, with the board.

Motion by Commissioner Widmyer, seconded by Commissioner Goodlander, to approve the March financial statements and the March / April accounts payables for the Lake & River Districts as presented. Motion carried.

B. Parking – Commissioner Brad Jordan

*For background on this initiative, please refer to the February 15, 2017 **ignite cda** board meeting minutes.*

Commissioner Jordan (who serves as the **ignite cda** representative on the City's Parking Commission) and Ex. Director Berns shared that the Parking Team met in March to review the Statement of Qualifications (SOQ) submitted by Miller-Stauffer for design of the downtown parking facility. Miller-Stauffer was the only design firm that submitted an SOQ for the project. The Parking Team felt that Miller-Stauffer put together a high caliber design team for the parking facility design comprised of architects, designers and engineers.

The Parking Team recommended that the **ignite cda** board engage the Miller-Stauffer design team for the parking facility design, for a contract fee of **\$350,000**. This fee will include the following services:

- \$300,000: architect fees, engineering fees (civil, structural, mechanical & electrical), city design review process, public workshop, meetings, presentations, construction documents, bidding, construction management, and project closeout.
 - \$15,000: for the required building permit.
 - \$20,000: for special inspections / quality control.
 - \$5,000: for soil sampling.
 - \$10,000: for other anticipated fees (e.g. legal costs, survey work).
- Commissioner Widmyer shared that he did some research on the suggested fee, and found it to be a very fair number.

Motion by Commissioner Davis, seconded by Commissioner Armon, to approve the parking facility design contract with the Miller-Stauffer design team as presented, with the contract fee not to exceed \$350,000, also authorizing the Chairman and Executive Director to execute the necessary contractual documents. Motion carried.

8. EXECUTIVE DIRECTOR'S REPORT

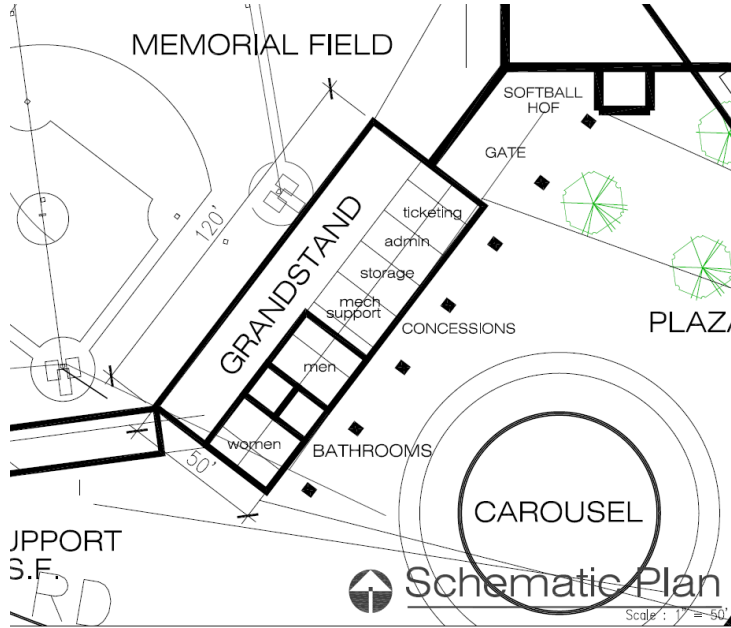
Memorial Field Grandstand Analysis – Dick Stauffer (Miller-Stauffer Architects)

*Background: at the December 21, 2016 **ignite cda** board meeting, Mr. Greenwood shared that at the request of the **ignite cda** board, a cost estimate has been developed by Miller-Stauffer Architects (MSA) for a Memorial Field grandstand structural analysis to determine the cost for assuring the long-term viability & functionality of the grandstand structure. The cost for the structural analysis is \$15,000. The analysis can be generally described as a thorough analysis of all existing structural systems and their current conditions and ability to support proposed improvements. The analysis will further define remedial grandstand recommendations and their associated costs versus demolishing the building and rebuilding a new grandstand.*

Mr. Stauffer shared the MSA Memorial Field Grandstand analysis with the board sharing the following action steps used in the analytical process:

- The MSA team measured all of the structural aspects of the entire grandstand and sent the data to DCI (structural engineers).
- DCI summarized the information, and analyzed the grandstand structure under current building code, not seeking any variances from the current building code.
- DCI's analysis found that the existing grandstand structure is in good shape, but does not meet current code. Numerous structural improvements will need to be made to the grandstand to bring it up to code.
- The grandstand when built was designed to support a load of 18 psi. The current building code requires load support of 40 psi.
- DCI's analysis states that it would cost between \$200-\$300K to remediate the grandstand structure and bring it up to current code. To build a new grandstand is estimated to cost around \$600K, so the estimated remediation cost would be the suggested financial path to pursue.

Mr. Stauffer also shared that part of the requested analysis involved a “what if” scenario; i.e. what if new amenities were added to the grandstand? What would be the recommended amenities and cost? Mr. Stauffer shared that the amenity analysis included installation of two new bathrooms, a concession area, an administration office, storage space, and a ticketing office (see graphic below). Several of the suggested amenities would also greatly help the new carousel operation.



The cost for a fully loaded grandstand structure, which is up to current building codes and possesses the proposed amenities, is around \$950K (see graphic below).

FOUR CORNERS
Memorial Field Grandstand
 City of Coeur d'Alene, Idaho
Architect's Opinion of Preliminary Project Costs
 Revised 4/18/2017

Project Description: Refurbish and remodel existing historical wood Grandstand to extend useful life of existing structure and to provide new toilet rooms, concessions, admin, ticketing and storage. Redevelopment to provide new underground utilities, interface with pedestrian plaza and caroussel and alcove for softball hall of fame.

No.	Description	Unit	Quantity	Unit Price	Total	Notes
1	Excavation / Demo / Haul	LS	1	\$12,000.00	\$12,000.00	
2	Underground utilities	LS	1	\$15,000.00	\$15,000.00 (1)	
3	Site Development (Plaza Interface)	SF	5,000	\$5.00	\$25,000.00 (6)	
4	Footings/Foundations/Columns	CY	30	\$500.00	\$15,000.00 (2)	
5	Slab / Walk / Dugouts	SF	2,000	\$5.00	\$10,000.00	
6	Timber Framing / Decking - New Area	SF	2,500	\$7.00	\$17,500.00	
7	Structural Reinforcement				\$150,000.00	
8	Walls / Sheathing	SF	4,000	\$4.00	\$16,000.00	
9	Misc. Steel / Hardware / Cols	LS	1	\$24,000.00	\$24,000.00 (2)	
10	Metal Roofing - All	SF	12,000	\$7.00	\$84,000.00	
11	Misc. Framing / Fascia / Soffit / Siding	SF	10,000	\$7.00	\$70,000.00 (3)	
12	Doors / Window Complete	EA	20	\$1,400.00	\$28,000.00	
13	Specialties - Toilet Access. / Signs / Seats	LS	1	\$50,000.00	\$50,000.00 (4)	
14	Paint & Coatings	SF	35,000	\$1.00	\$35,000.00	
15	Special Finishes	LS	1	\$10,000.00	\$10,000.00	
16	Plumbing / Grease Trap	FIXT	20	\$5,000.00	\$100,000.00	
17	Fire Sprinkler	SF	5,000	\$2.50	\$12,500.00 (7)	
18	Elec Service Distribution	SF	8,000	\$4.00	\$32,000.00 (5)(8)	
19	Building Lighting / Fire Alarm	SF	8,000	\$4.00	\$32,000.00	
20	Miscellaneous	LS	1	\$0.00	\$50,000.00 (9)	
21	General Conditions @ 9%	LS	1		\$70,000.00	
22	O & P @ 6%	LS	1		\$50,000.00	
23	Subtotal				\$788,000.00	
24	Permits / Special Inspections	LS	1	\$12,000.00	\$15,000.00	
25	Design	LS	1	\$30,000.00	\$35,000.00	
26	Construction Admin	LS	1	\$6,000.00	\$0.00	
	Total				\$958,000.00	

- Notes**
1. Included caroussel rough-in
 2. Includes allowance for reinforcement of existing
 3. Reside Existing - Fiber Cement
 4. Continuous alum/fiberglass seating on wood frame
 5. Includes service for playfield and Caroussel
 6. Cut and Patch (Canopy, Lighting, Hardscape)
 7. Under grandstand areas only
 8. Min. Elec. Heat
 9. Includes entry arch



- Commissioner Armon asked if there is money allocated for remediation of the Memorial playfield?
 - Ex. Director Berns shared that the board's current funding commitment of \$1,559,100 for the Memorial Park element includes \$390,000 for playfield remediation.
- Commissioner Jordan asked if the proposed new restrooms in the grandstand would also serve other areas?
 - Mr. Stauffer shared that yes, the restrooms would serve the playfield, City Park and the carousel.
- Commissioner Davis asked Mr. Stauffer to confirm the minimum investment to upgrade the grandstand to meet current building codes.
 - Mr. Stauffer shared that cost will be between \$200-\$300K.
- Commissioner Armon shared that he thinks the proposed amenities would add great value to the grandstand and surrounding area.
- Commissioner Widmyer asked where would the concession area(s) be located?
 - Mr. Stauffer shared that the concessions would be located on the front of the building facing the pavilion.

Bill Greenwood, City of CDA Parks Director, shared an update re. the Memorial Park element of the Four Corner Master Plan. Mr. Greenwood shared that the City plans to move forward with the original design concept presented to the board at the December 21, 2016 board meeting (see graphic below) vs. the proposed revised design concept presented to the board at the March 15, 2017 board meeting (see graphic below). The City plans to go to bid for this project in the near term. The **ignite cda** board has agreed to \$1,559,100 in partnership funding for the Memorial Park element of the master plan.

- Commissioner Jordan asked if the project budget is staying the same as originally proposed?
 - Mr. Greenwood shared that yes, the engineer's cost estimate of \$1,559,100 is unchanged at this time.
- Commissioner Goodlander asked about sound buffers for the Ft. Grounds neighborhood?
 - Mr. Greenwood shared that attempts will be made via the project to enhance noise buffering, but the biggest opportunity to reduce neighborhood noise is to minimize the noise generated by users of the park area (e.g. NIC teams).

- Commissioner Jordan asked if an expansion of the grandstand on the south end would help to buffer the noise?
 - Mr. Greenwood: yes, possibly.
- Commissioner Metts shared that an expansion of the grandstand to the south would potentially negatively impact the team practice area on the field.
- Commissioner Goodlander asked if more trees could be added to the project to help address the noise issue?
 - Mr. Greenwood: yes, possibly.
- Commissioner Hoskins asked if the original design concept will still result in 10 property lots on N. Park Drive?
 - Commissioner Widmyer shared that yes, there will be 10 lots.

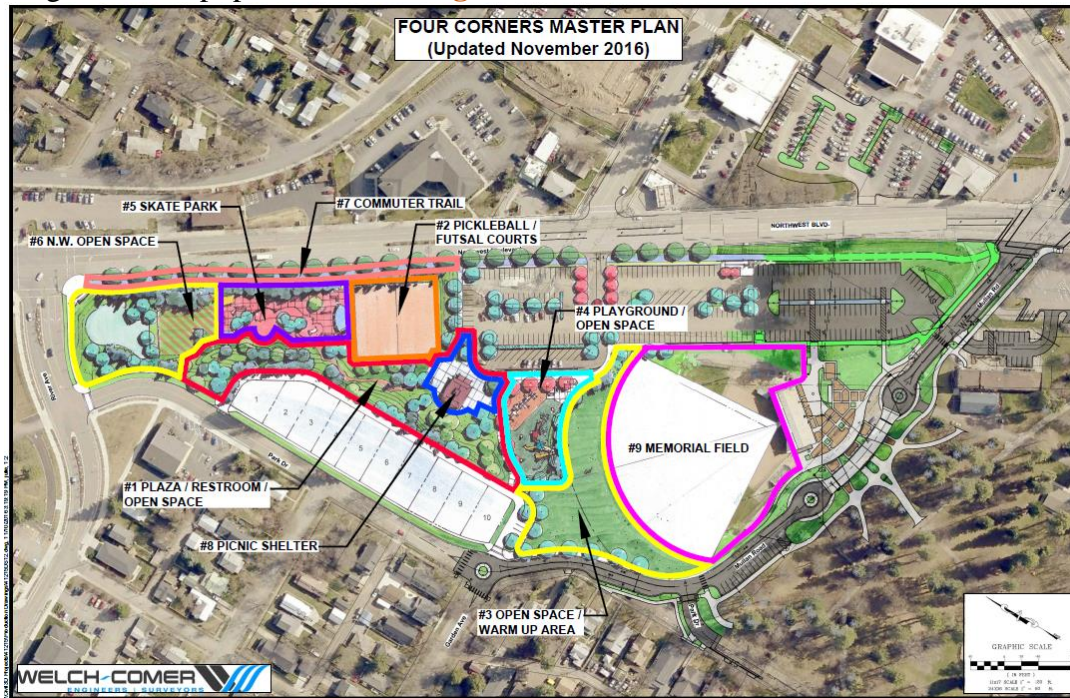
Mr. Stauffer shared his personal view of the positive aspects of re-orientating the playfield as depicted in the March, 2017 revised design concept. Purely from a softball standpoint, it is quite important to rotate the field to the north as proposed. He feels the current field orientation is not efficient from the spectator's standpoint, and would be much better if the field is re-oriented to the north. Having the field re-oriented to the north with the parking solution re-arranged as depicted, would provide a much better visual experience for the community.

- Commissioner Armon asked if the field could be rotated and still leave adequate parking paralleling NW Blvd.?
 - Mr. Greenwood shared that the majority of stakeholders he has contacted support the original design and parking solution as presented.

Revised Concept presented to the **ignite cda** board in March, 2017



Original Concept presented to the **ignite cda** board in December, 2016



Detail of **ignite cda** board funding commitment (\$1,559,100)

Four Corners Companion Projects to the City/County Shared Parking Lot Project
 Concept Level Opinions of Cost

AREA	PROJECT ELEMENT	CONCEPT LEVEL OPINION OF PROJECT COST	Outside Funding	Running Total	NOTES
1	PLAZA RESTROOM/LANDSCAPE/IRRIGATION/UTILITIES/LIGHTING/SIDEWALKS	\$ 430,000	\$ (215,000)	\$ 215,000	LWCF Funding
2	PICKLEBALL/FUTSAL COURTS/SIDEWALKS/LIGHTING/LANDSCAPING	\$ 202,000	\$ (200,000)	\$ 217,000	NIC LWCF Conversion
3	CENTRAL OPEN SPACE/WARM UP LANDSCAPE/IRRIGATION/SIDEWALKS	\$ 150,000		\$ 367,000	
4	PLAYGROUND/LANDSCAPE/IRRIGATION/LIGHTING/SIDEWALKS	\$ 234,100		\$ 601,100	City Staff Installs Playground
5	SKATE PARK	\$ 400,000	\$ (200,000)	\$ 801,100	LWCF Funding
6	N.W. OPEN SPACE LANDSCAPE/IRRIGATION/SIDEWALKS	\$ 180,000		\$ 981,100	
7	COMMUTER TRAIL - NW SEGEMENT	\$ 38,000		\$ 1,019,100	Base Project
8	PLAZA PICNIC SHELTER	\$ 150,000		\$ 1,169,100	Add Alternates
9	MEMORIAL PLAYFIELD GRADING, IRRIGATION/HYDROSEED/FENCING/DUGOUTS	\$ 390,000		\$ 1,559,100	Add Alternates
TOTAL		\$ 2,174,100	\$ (615,000)	\$ 1,559,100	

N. Park Drive Building Demolition

Ex. Director Berns shared a summary of the demolition bid packet received from Cannon Hill Industries pertaining to the demolition of buildings located on the following four **ignite cda** owned properties:

- 516 N. Park Drive
- 612 N. Park Drive
- 626 N. Park Drive
- 630 N. Park Drive

The cost of demolishing the buildings located on the four aforementioned properties is \$24,000. Asbestos testing for all of the buildings will be an additional charge of \$1,800 plus \$20/asbestos sample taken. Removal of any asbestos found in the buildings will be an additional cost.

Ex. Director Berns also shared that crews from the CDA Fire Department were invited to train in two of the buildings (612 & 626 N. Park Drive) prior to their scheduled demolition.

Motion by Commissioner Armon, seconded by Commissioner Widmyer, to approve the \$24,000 Cannon Hill Industries building demolition proposal as submitted for the **ignite cda properties located at:**

- 516 N. Park Drive
- 612 N. Park Drive
- 626 N. Park Drive
- 630 N. Park Drive

Including additional costs associated with asbestos testing, and costs required for any asbestos removal. Motion carried.

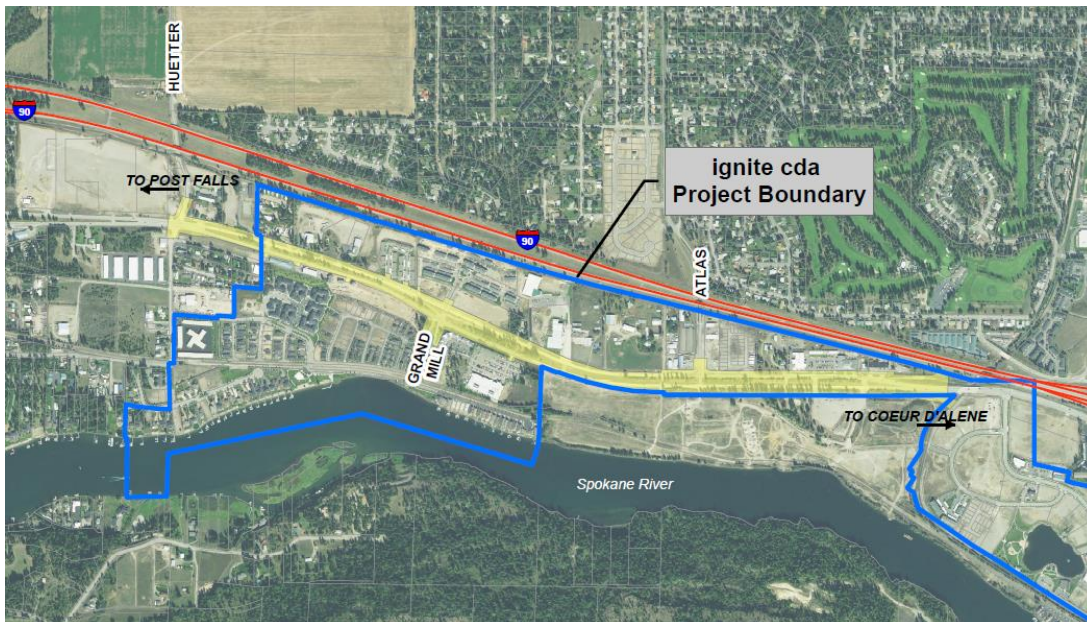
Seltice Way Project Construction Financing Agreement with City of CDA

Ex. Director Berns discussed the **ignite cda** / City of CDA construction financing agreement for the Seltice Way project with the board. CDA City

Council approved this financing agreement at the April 18, 2017 City Council meeting. Following are key elements of the Seltice Way construction financing agreement:

- The Agency agrees to pay up to Four Million Five Hundred Sixty Thousand Dollars (\$4,560,000) for the construction cost elements of the project that are constructed within the boundary of the River District,
- An Agency board member, and/or the Agency's Executive Director, shall be a member of the project implementation team and the Agency shall approve any and all construction draw requests made of the City,
- Agency sign-off will be a prerequisite for disbursement of any funds pursuant to any draw requests,
- The Agency shall have the ability, in its sole discretion, to hire any third-party consultant or expert to oversee the construction of the project, at the Agency's expense. The City agrees to cooperate or cause its contractor or other party acting on behalf of the City to reasonably cooperate with such third-party consultant or expert,
- Agency will pay directly to the contractor the amount requested under the draw request up to a maximum of the total Agency contribution amount.

Following is a graphic depicting the area of the project (highlighted in yellow) included in the Agency's funding commitment:



Motion by Commissioner Davis, seconded by Commissioner Armon, to approve the Seltice Way Project Construction Financing Agreement with the City of CDA as presented, in an amount not to exceed \$4,560,000, also authorizing the Chairman and Executive Director to

execute the necessary documents associated with the financing agreement. Motion carried.

Young Avenue Property Disposition

Ex. Director Berns shared a few metrics with the board re. the continued disposition discussion of the Young Avenue property:

- **Ignite cda** acquisition cost for Young Avenue property = \$629,000
 - Current appraised value of **ignite cda** Young Avenue property = \$960,000
 - If returned to the tax rolls, property taxes based on land value and capital improvements could yield tens of thousands of dollars per year to the local taxing entities.
 - From an opportunity cost analysis viewpoint:
 - i. If the property remains in the public realm, the Agency will realize \$0 and \$0 will be added to the tax roll.
 - ii. If the property is sold, the Agency could realize the appraised value of \$960,000.
 - iii. If the property with improvements is sold and placed back on the tax roll, the property could generate hundreds of thousands of dollars in property taxes to the taxing entities over the next two decades.
- Commissioner Widmyer commented that he feels the Young Avenue property should remain in the public realm and suggested that the Ex. Director work with the two Foundations on their generous proposal as shared earlier in the meeting.
- Commissioner Davis shared that he agrees with Commissioner Widmyer and that the Young Avenue property should remain in the public realm, and that the Agency should realize some economic benefit in return.
- Commissioner Goodlander shared that the community over the years has found ways to purchase properties associated with Tubbs Hill. She shared that she was originally opposed to keeping the Young Avenue property in the public realm, but now supports the property remaining in the public realm.
- Commissioner Jordan shared that he does not see how the Young Avenue property protects Tubbs Hill. A lot of money is tied up in this property that can be used elsewhere in the district for other projects. He really likes the idea proposed by the Foundations and the City to generate some level of revenue to the Agency.
- Commissioner Armon shared that he is grateful for the very generous offer from the Foundations and supports keeping the property in the public realm.

Commissioner Hoskins asked Ex. Director Berns to work with the Foundations and the City on the overture.

Idaho Attorney General Manuals: Ethics in Government, Public Records, Open Meetings

Ex. Director Berns shared that at the request of Agency leadership, he shared e-copies of the following manuals published by the Idaho Attorney General's office with the board:

- Idaho Public Records Law Manual
- Idaho Ethics in Government Manual
- Idaho Open Meeting Law Manual

9. BOARD COMMISSIONER COMMENTS:

Commissioner Jordan asked if the board needs to somehow further address the issue of the Memorial playfield orientation question as raised earlier in the meeting?

- Commissioner Widmyer shared that he sees the value in moving forward with the original Memorial Park concept design.

Commissioner Jordan asked what will be the next steps re. potential improvements to the Memorial Field grandstand?

- Commissioner Widmyer shared that he will ask Bill Greenwood to work with representatives of Welch-Comer and Miller-Stauffer on a process to move forward, generating recommendations for the Agency and City to review.

10. PUBLIC COMMENT:

No public comment was provided.

11. EXECUTIVE SESSION – Idaho Code Section 74-206

Subsection (1)(b): to consider the evaluation of the **ignite cda** executive director.

Subsection (1)(c): to acquire an interest in real property which is not owned by a public agency.

Motion by Commissioner Armon, seconded by Commissioner Davis, to convene an Executive Session, as provided by Idaho Code Section 74-206:

Subsection (1)(b): to consider the evaluation of the **ignite cda executive director.**

Subsection (1)(c): to acquire an interest in real property which is not owned by a public agency.

Roll Call:

Goodlander	Yes	Widmyer	Yes	Druffel	Absent
Metts	Yes	Jordan	Yes	Hoskins	Yes
Armon	Yes	Davis	Yes	Chapkis	Yes

Motion carried.

The **ignite cda** board entered Executive Session at 5:41 p.m. Those present were the **ignite cda** Board of Commissioners, legal counsel Quade, and Ex. Director Berns. Deliberations were conducted regarding the evaluation of the executive director and acquiring an interest in real property which is not owned by a public agency. No action was taken in Executive Session and the **ignite cda** board returned to regular session at 6:12 p.m.

12. ADJOURN

Motion by Commissioner Davis, seconded by Commissioner Widmyer, to adjourn. Motion carried.

The **ignite cda** board meeting adjourned at 6:13 p.m. Minutes prepared and submitted by Ex. Director Berns.