

A JOINT CITY COUNCIL AND  
LAKE CITY DEVELOPMENT CORPORATION  
WORKSHIOP  
MAY 14, 2009

The Mayor and Council met in a continued session in a joint workshop with the members of the Lake City Development Corporation at 12:00 noon on May 14, 2009, there being present upon roll call a quorum

Sandi Bloem, Mayor

Ron Edinger            )   Members of Council Present  
John Bruning            )  
A. J. "Al" Hassell, III )  
Deanna Goodlander    )  
Mike Kennedy           )  
Woody McEvers         )

Denny Davis, LCDC Chairman

Charles Nipp            )   Members of LCDC Present  
Rod Colwell            )  
Brad Jordan             )  
Scott Hoskins           )  
Deanna Goodlander    )  
A. J. Al Hassell, III    )

STAFF: Tony Berns, LCDC Executive Director; Wendy Gabriel, City Administrator; Jon Ingalls, Deputy City Administrator; Susan Weathers, City Clerk; Warren Wilson, Deputy City Attorney; Troy Tymesen, Finance Director.

GUESTS: Donnie Murrell, Tom Hasslinger, Chris Hollibaugh

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

**LCDC STRATGIC PLANNING SESSION REVIEW:** LCDC Executive Director Tony Berns reviewed the draft of the long term focus areas set by the Lake City Development Corporation.

The first focus area is Education which includes the Education Corridor and "Four Corners" area and involves participation in a traffic study for the Education Corridor area; Sorenson Magnet School for ADA building improvements; and, Winton Elementary School long-term viability. Chairman Davis noted that the first phase of the Education Corridor design that LCDC would participate in is a traffic study. Councilman McEvers related that Rolly Jergens has voiced NIC's concerns regarding the open space that exists

until construction is undertaken at the DeArmond Mill site. Chairman Davis noted that the Education Corridor partners need to complete a plan to put the street through this site.

The next major focus area is Workforce Housing which has been expanded from Midtown to include the Downtown area and Student Housing within the two LCDC districts. Councilman Kennedy noted that the Workforce Housing group (North Idaho Housing Coalition) is very active in light of the stimulus funds and have currently been working with the Idaho Housing and Financing Association (IHFA) in Midtown. He noted that the old Idaho Youth Ranch building owned by IHFA rents the building out on a month to month basis so this old building could be demolished within a short period of time.

The third major focus area is Public Space which includes LCDC partnership in help the City/community implement the proposed McEuen Field Plan including the section of Front Avenue abutting McEuen Field; continue to secure long-term public access to the lake and river waterfronts; partner with the City and School District for the development of Winton Park, and; the potential acquisition of the Sherman Park as long-term public space downtown pocket park. Additionally, LCDC has continuing partnerships with the Library, Kroc Center, and Prairie Trail initiatives. Councilman Edinger recalled that the original McEuen Plan eliminated the American Legion Ball field and he personally does not see anyplace where you can move the American Legion Ball Field and would like to see LCDC work on redoing the existing plan with improvements to the American Legion Field. Chairman Davis responded that LCDC was not looking at implementing the entire McEuen Field Plan but rather, with the term of the LDCD Lake District becoming limited for financing long term projects, there may be some elements within the McEuen Field Plan that could be attained by the City in partnership with the LCDC. Board Member Goodlander noted that the opportunity to find an equal or better location for the American Legion ball field was part of the original McEuen Field plan, but there is more to McEuen Field than the American Legion Ball Field and she believes that it is good to look at other potential improvements to McEuen Field including opening up the waterfront for more public use.

The fourth major area of focus is Job Creation and Job Retention in both the Lake and River districts.

The fifth focus area is Public Parking which includes plans for a downtown mixed use structured parking facility.

The sixth focus area is Midtown Redevelopment which is about ready to begin with the 4<sup>th</sup> Street reconstruction project starting May 26<sup>th</sup>. Executive Director Berns commended the Mayor for conducting a fine meeting with the Midtown stakeholders on the evening of May 12<sup>th</sup>.

The final focus area is Downtown Vitalization which involves continued LCDC economic support to enhance the vitality of the Downtown area including downtown pocket parks.

Councilman McEvers asked if LCDC could do a report that shows what has been accomplished in terms of financial expenditures. Tony Berns responded that LCDC has two such reports one being a district “score card” and the other being a quarterly financial summary report. Chairman Davis suggested that the Finance Committee visit with Councilman McEvers to address his information requests.

**FISCAL YEAR 2010 LCDC GOALS:** Executive Director Tony Berns reported on next fiscal year’s goals for the various subcommittees of LCDC which include

- The Ad Hoc Public Space Committee working as a partner with the City/Community on updating the 2002 McEuen Field Plan.
- The Communication Committee will be working on meeting with key community stakeholders to discuss community issues; continued implementation of their LCDC communication strategy, hosting an Urban Land Institute forum in Coeur d’Alene and; establishing an LCDC Advisory Group.
- The Education Corridor Ad Hoc Committee will be working with the Education Corridor partners on engineering infrastructure plans for old DeArmond mill site, and working with the City and other stakeholders on commissioning a traffic study for the Education Corridor area.
- The Finance Committee will evaluate the merit of commissioning a River District Strategic Planning effort, and continue frequent reviews of the district economic forecasting models.
- The Parking Committee will continue to work on acquiring property for the downtown mixed used structured parking facility.
- The Housing Committee will continue looking for ways to best partner with other organizations on workforce housing projects within the LCDC Districts.

Councilman Kennedy, regarding job creation, asked if LCDC has a clear sense of the jobs created in the Urban Renewal Districts. Mr. Berns responded that LCDC did complete such a job quantification report a year ago but they could develop an ongoing reporting system showing jobs created or retained within the districts. Councilman Goodlander believes that type of information needs to be provided showing how many jobs have been created through LCDC partnership efforts.

Councilman Edinger asked about LCDC hiring an attorney to be present at their Board meetings. Chairman Davis responded that LCDC is currently exploring the options of having current LCDC attorney, Ryan Armbruster, (based in Boise) attend their meetings or if it would be more economically prudent to retain qualified legal counsel locally. Chairman Davis shared that Ryan is viewed as one of the best municipal attorneys in the state, so it would be hard to replace his level of expertise.

Councilman McEvers asked if there was any legislation this year that impacted Urban Renewal Districts. Mr. Berns responded that the proposed changes that would have adversely affected urban renewal across the state never made it past the House floor vote. The only change to urban renewal code this session was more specific verbiage associated with limiting the terms of urban renewal districts to 24 years.

**ADJOURNMENT:** Motion by Edinger, seconded by Kennedy that there being no further business, that this meeting be adjourned. Motion carried.

The meeting adjourned at 1:05 p.m.

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Sand Bloem, Mayor

ATTEST:

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Susan K. Weathers, CMC  
City Clerk