LAKE CITY
DEVELOPMENT • CORPORATION

BOARD MEETING MINUTES

WEDNESDAY OCTOBER 17, 2011 4:00 P.M.

COEUR D'ALENE PUBLIC LIBRARY COMMUNITY ROOM

1. CALL TO ORDER

Chairman Denny Davis called the LCDC Board meeting to order at 4:00 p.m.

LCDC Board members present: Davis, Elder, Hassell, Colwell, Hoskins, Goodlander, Patzer. LCDC staff present: Berns. LCDC legal counsel present: Quade (Hawley Troxell).

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Guests Present: Frank Orzell

No public comment provided.

4. APPROVAL OF MINUTES
   - September 21, 2011 Board Meeting Minutes

Motion by Commissioner Elder, seconded by Commissioner Hassell to approve the September 21, 2011 Board Meeting Minutes. Motion carried.

5. COMMITTEE REPORTS

❖ **Education Corridor ad hoc Committee: Commissioner Scott Hoskins**

Education Corridor Committee Chair Scott Hoskins shared that Phase 1A of the Education Corridor infrastructure project is nearing completion, with the new Hubbard Avenue / NW Boulevard traffic signal set to be energized next week. Landscaping and street lighting are the two primary project components left to complete. North Idaho College continues its fine communication efforts with stakeholders by sending out timely emails re. various aspects of the construction project.

- **Finance Committee – Commissioner Rod Colwell**

  Lake & River District Monthly Financials
  Lake & River District Payables

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

  > **Motion by Commissioner Goodlander, seconded by Commissioner Hoskins, to approve the September financial packets and the September / October accounts payables for the Lake & River Districts as presented. Motion carried.**

  FY11 Q4 Quarterly Report
  Executive Director Berns shared the Fiscal Year 2011 fourth quarter (FY11 Q4) report with the Board, asking Board members to review the package at their convenience, and to contact him with any questions.

- **Housing Committee – Commissioner Jim Elder**

  Housing Committee Chair Jim Elder shared that LCDC is still working with the Idaho Housing & Finance Association (IHFA) on the Midtown mix-use workforce housing initiative. Market conditions are still delaying implementation of the project. City council member Mike Kennedy, who has worked with LCDC, IHFA and Midtown stakeholders on this project in the past, has asked that IHFA and LCDC re-engage the Midtown stakeholders prior to the launch of this project. Commissioner Elder shared that a re-engagement meeting venue as proposed by Councilmen Kennedy is targeted for this fall.

  - Commissioner Hassell asked if IHFA is still considering switching the residential housing product from condominium units to rental units?
    - Commissioner Elder shared that yes, that is IHFA's current strategy.

  - Commissioner Davis asked if IHFA is pursuing any pre-leasing efforts for the Midtown project?
    - Commissioner Elder shared that, to his knowledge, they are not.

- **Parking Committee – Commissioner Jim Elder**

  Parking Committee Chair Jim Elder, who also serves as a member (and LCDC liaison) on the City's Parking Commission, shared that he followed up on

Commissioner Patzer's comments from the last Board meeting that Diamond Parking's automated ticket dispensing machines in the Independence and Museum parking lots are not very user friendly. Diamond Parking told Commissioner Elder that they are aware of the user issues and are working to address the issues. Apparently the machines become an issue during high use times; i.e. a user volume issue. Diamond Parking also shared that anyone who received a ticket due a machine user interface problem was only charged for two hours of parking, and were not required to pay a fine.

- Commissioner Goodlander shared that as a customer herself, she can attest to the challenges of the ticket issuing machines. She has addressed the issue with city staff inquiring if adding more machines was an option. City staff replied that the machines are very expensive, so adding additional machines would not be cost effective. The answer lies with making the machine user interface more efficient.

- Commissioner Patzer proposed that the City work with Diamond Parking on developing a backup option to collect parking revenues should the user interface problems with the machines continue during high volume periods.
    - Commissioner Elder shared that he will have the Parking Commission work with Diamond Parking to evaluate backup options in the lots where automated machines are used.

- **Communication Committee – Commissioner Dave Patzer**

  Communication Committee Chair Dave Patzer commented that he had no committee report to share.

6. EXECUTIVE DIRECTOR'S REPORT

LCDC Executive Director Berns reviewed and discussed the status of the Board's Fiscal Year 2011 (FY11) goals, and reviewed the Board's goals for Fiscal Year 2012 (FY12) as developed at this past April's LCDC Board strategic planning session (see goal sheets below). The LCDC Board uses a green, yellow, red indicator status technique to denote progress achieved on Board goals.

- A "green" status indicator = goal is progressing well or has been achieved,
- A 'yellow" status indicator = goal requires attention,
- A "red" status indicator = goal was not achieved.

Overall, the LCDC Board did very well in achieving their FY11 goals, with two goals rolling over into FY12.

FY11 LCDC Board Goals - Both Districts				
Theme	**Committee Responsible**		**District / Success Measures**	Status
Public Space	Ad hoc (BJ, DG, AH)	1)	Lake: new 2010 McEuen Field Plan: construction of improvements initiated	**green**
	Acquisition	2)	LCDC: acq. and planning re. abandoned RR r-o-ws from Ed. Corr. to Huetter Rd.	**green**
Communication	Communication	1)	LCDC: community leaders / stakeholders invited regularly to Board meetings	**green**
		2)	LCDC: communication strategy: continued implementation	**green**
		3)	LCDC: 1 (stretch 2) ULI-Idaho forums held in CDA in FY11	**green**
Education Corridor	Ad hoc (CN, JE, SH, DD)		Lake: Ed. Corr. 2010 Infrastructure Plan: construction of improvements initiated	**green**
Finance	Finance		LCDC: continue frequent review of district economic forecasting models	**green**
Parking	Parking	1)	Lake: land assemblage for future mix-use parking structure continued	**green**
		2)	Lake: parking needs rationalized for CBD, County campus and Ed. Corr. areas	**roll to '12**
Work Force Housing	Housing	1)	LCDC: workforce housing project opportunities identified (IHFA & private sector)	**green**
		2)	Lake: Midtown Disposition & Development Agreement with IHFA completed	**roll to '12**

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FY12 LCDC Board Goals - Both Districts				
Theme	**Committee Responsible**		**District / Success Measures**	Status
Public Space	Ad hoc: BJ, DD, JE, DP	1)	Lake: McEuen Park Plan: construction of city approved improvements initiated	**green**
	Acquisition	2)	LCDC: acq. and planning re. abandoned RR r-o-ws from Ed. Corr. to Huetter Rd.	**green**
	Ad hoc: JE, BJ, DP, AH	3)	Lake: Four Corners public space opportunities explored	**green**
Communication	Communication	1)	LCDC: community leaders / stakeholders invited regularly to Board meetings	**green**
		2)	LCDC: communication strategy: continued implementation	**green**
		3)	LCDC: 1 (stretch 2) ULI-Idaho programs held in CDA in FY12	**green**
Education Corridor	Ad hoc: JE, SH, DD		Lake: Ed. Corr. Phase 1A infrastructure improvements completed	**green**
Finance	Finance		LCDC: continue frequent review of district economic forecasting models	**green**
Parking	Parking	1)	Lake: land assemblage for future mix-use parking structure continued	**green**
		2)	Lake: parking needs rationalized for CBD, County campus and Ed. Corr. areas	**green**
Work Force Housing	Housing	1)	LCDC: workforce housing project opportunities identified (IHFA & private sector)	**green**
		2)	Lake: Midtown Disposition & Development Agreement with IHFA completed	**green**
		3)	Lake: Student housing opportunities identified in Ed. Corridor thru collaboration with NIC	**green**
Downtown	Ad hoc: BJ, DG, SH		Lake: Incent downtown development via building code review, including 'historic district' possibility	**green**

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7. PUBLIC COMMENT

No public comment was given.

8. ADJOURN

Motion by Commissioner Hoskins, seconded by Commissioner Patzer to adjourn. Motion carried.

The LCDC Board meeting adjourned at 4:28 p.m. Minutes prepared and submitted by Tony Berns.