



**BOARD MEETING MINUTES
WEDNESDAY MAY 18, 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: Elder, Davis, Hoskins, Goodlander, Hassell, Patzer, Jordan, Colwell. LCDC staff present: Hollibaugh. LCDC legal counsel present: Quade (Hawley Troxell).

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Guests Present: Matthew Beam, Vince Hughes, Charlie Miller, Eric Sawyer, Brad Marshall, Dale Baune, Chris Hollibaugh, John Martin, Suzie Snedacker, Jim Faucher, Skip Fowler, John Givens, Tom Hasslinger

Public Comment: no public comment given.

4. APPROVAL OF MINUTES

- April 20, 2011 Board Meeting Minutes
- April 27, 2011 Board Strategic Planning Session Minutes

Motion by Commissioner Elder, seconded by Commissioner Hoskins to approve the April 20, 2011 Board Meeting Minutes. Motion carried.

Motion by Commissioner Goodlander, seconded by Commissioner Patzer to approve the April 27, 2011 Board Strategic Planning Session Minutes. Motion carried.

5. KOOTENAI YOUTH RECREATION ORGANIZATION (KYRO) ARENA PROJECT: PARTNERSHIP FUNDING REQUEST

Please refer to the LCDC Board Meeting minutes from December 16, 2009 and April 20, 2011 for more background on this issue.

Chairman Davis summarized the discussion at last month's meeting and questions the Board had including the likelihood of an expansion of I-90 and the number of parking spaces needed for the trail head. He then referenced the memo received by the Board to answer those questions.

Charlie Miller from the North Idaho Trail Foundation outlined the due diligence he had performed to determine the necessary number of parking spaces required at a trail head. Mr. Miller indicated that Jon Mueller advised him that 20-30 stalls would be appropriate based on usage of other trail head parking. Additional stalls would only be required for organized events.

- Commissioner Elder asked how many parking areas are there on the trail?
 - Mr. Miller responded that in Coeur d'Alene there are trail heads approximately every 1-1/2 miles. However, there are less trail heads in Post Falls.
- Commissioner Elder asked if the trail along I-90 will be maintained if a river trail is constructed?
 - Mr. Miller responded that it will continue to be maintained.
- Commissioner Patzer asked what types of users will use the trail from the KYRO site?
 - Mr. Miller responded that many trail users are recreational, but increasingly there are more commuters using the trail. He indicated he foresees the KYRO site being used by commuters based on its location.
- Commissioner Jordan mentioned how full the park and ride parking lot on Seltice Way was when he passed by. He indicated he thinks the KYRO trail head is strategically located.
- Commissioner Hassell asked if people are using the park and ride lot for bike/walk commuting?
 - Mr. Miller responded that he believes they are.
- Commissioner Patzer asked where Mr. Miller would recommend investing \$200,000 for a trail access?
 - Mr. Miller responded that he believes the KYRO site is a strategic place to add a trail head.
- Commissioner Patzer asked how the trail access will be signed?
 - Mr. Miller responded that trail maps will be updated annually.
- Commissioner Davis asked if there is currently signage on the freeway for trailheads?

- Mr. Miller responded that he does not believe there is currently signage.

➤ Commissioner Jordan indicated he thinks signage is a good idea.

Eric Sawyer, president of the Spokane Regional Sports Commission was introduced, along with Vince Hughes from KYRO. Mr. Sawyer shared that the Spokane Regional Sports Commission is a non-profit corporation that is 80% publicly funded, 20% privately funded. The Commission's charge is to use sports to promote economic development. The Commission is involved in a lot of events, including NCAA basketball, figure skating, etc. The Commission believes sports are important to the economy, as evidenced by sports travel having held steady during the economic downturn. The Spokane Regional Sports Commission is excited about the KYRO facility because of the lack of ice availability in this area. Mr. Sawyer believes it will open opportunities for events in the Spokane/Coeur d'Alene area and the Commission wants to support and partner with KYRO. Sports travelers spend over \$100 per day, which can be a very important economic driver. Sports also provide quality of life to our community.

➤ Commissioner Jordan indicated that he appreciated the information.

➤ Commissioner Elder asked how the Spokane Regional Sports Commission promotes events like those that would be held at KYRO?

- Mr. Sawyer indicated that his team looks for events that would work at the KYRO facility, and rate events based on the benefits, and then events are pursued based on that scoring.

➤ Commissioner Goodlander asked if KYRO would be partnered with other ice arenas to host tournaments?

- Mr. Sawyer responded that such tournaments are being considered and that figure skating events could also be held at KYRO.

John Givens was introduced. He indicated that he has been on the board for Coeur d'Alene hockey for the past 10 years. He shared that numbers participating in hockey are down significantly because of the rink closure. He indicated that there is a huge need for ice in this area. He thanked the board for its participation in the Kroc Center and said KYRO will be a similar facility. Based on experience as a tournament director, he indicated that with an average of 75 players per tournament each tournament would result in approximately \$30,000 of money spent in the community. Mr. Givens also mentioned the facility will help with quality of life and bringing people to our community.

➤ Commissioner Patzer asked what will happen if taxpayer money is not contributed to the project?

- Mr. Hughes indicated that it may delay opening of the project. A commitment from LCDC will help get the parking done, which will allow other money raised to go to other amenities.
 - Mr. Sawyer indicated that there is a shift in sports from schools to private and club programs. The return on investment to the public for involving kids in sports is significant.
- Commissioner Hassell stated that a portion of the site de-annexed from the City of Coeur d'Alene.
 - Mr. Hughes indicated that KYRO had to de-annex to get County building permits. He indicated that prior to expansion KYRO would have to annex into the City.
 - Commissioner Jordan asked about the state of the Eagles Arena?
 - Mr. Givens indicated that it is old and tired, but will work well in partnership with KYRO.

Chairman Davis recapped the request stating that the sense of the Board some time ago was to consider a grant of up to \$200,000 for a trail head and parking. More recently additional infrastructure requirements of \$23,000 were requested for funding. Commissioner Davis indicated that one question is what is the magical number of parking spaces and in his mind he thinks its 25/30. Commissioner Colwell stated that to fund the trail head, 30 parking stalls and the infrastructure improvements would be approximately \$226,000.

- Commissioner Jordan asked how we police who uses the parking spots?
 - Commissioner Davis said he anticipated some signage for trail parking and he believes a joint use agreement would be appropriate.
 - Mr. Hughes indicated he doesn't anticipate a lot of conflict because winter weekends are when the big events typically occur.
- Commissioner Jordan asked when big events were?
 - Mr. Hughes responded that summer events would be camps, which do not require significant parking, rather than tournaments.
- Commissioner Elder stated that he believes we have an opportunity to support community assets; KYRO and the Centennial Trail. He said the parks director, Doug Eastwood, indicated that the Centennial Trail was very controversial when initially proposed and now is a flagship asset to our community. He thinks supporting that access is key. He said the trail head will be visible from the trail.
- Commissioner Jordan indicated that signage is very important and should be included in the motion.

- Commissioner Patzer indicated that community members had evidenced their passion for hockey and making ice available to our community. He further stated that he was hoping for public ice time, but understands that is not workable with the business model. Commissioner Patzer indicated that the shortfall in the project funding makes the case more compelling. At the end of the day, LCDC would own public parking and a trail head, and he believes it adds value to the community, both as an economic development driver and for quality of life.

Motion by Commissioner Elder, seconded by Commissioner Goodlander to support the KYRO Project in an amount up to \$230,000 to pay for a trail head, 30 parking spaces and infrastructure improvements. LCDC Executive Director Berns is empowered to negotiate an easement and joint use agreement with KYRO. The Board strongly recommends signage on the highway, as well as the trail.

Commissioner Hassell voted no, indicating that KYRO is not in the City of Coeur d'Alene and uses City services.

Motion carried.

6. COMMITTEE REPORTS

- ❖ Education Corridor ad hoc Committee: Commissioner Scott Hoskins. Commissioner Hoskins invited John Martin, North Idaho College VP for Community Relations and marketing, to join the Board meeting. Commissioner Hoskins indicated that the construction project is out to bid and bids will be opened on 5/26/11, and the Board has a meeting to award the bid on 5/31/11 at the Old City Council Chambers. Communications are going to be handled by John Martin. Mr. Martin indicated that he has a team to do public relations in an open, transparent and accurate way. Communications will be kicked off with a press release next week. NIC intends to do email blasts and create a web site for the project for status updates. NIC is also looking at the possibility of having a web cam to provide updates on the website.
 - Commissioner Patzer thanked Mr. Martin for stepping up to handle communications. He believes there will be a number of issues to address, and he recommends the contact phone number be readily available.
 - Commissioner Hassell indicated that a web cam is a great asset if its possible.

- Commissioner Davis echoed Commissioner Patzer's gratitude for the College's willingness to act in this capacity.

JUB Engineering: Ed. Corridor Phase 1A Project Management Services Contract

Chairman Davis introduced the modification to the existing contract with JUB to allow JUB to act as contract manager on behalf of LCDC. Dale Baune and Brad Marshall from JUB were introduced. Mr. Marshall indicated the project includes a mile of street, 3 roundabouts, a traffic signal and a quarter mile of trail. Mr. Marshall shared that JUB is hopeful bids will come in lower than estimated costs. Mr. Marshall has been working on the construction management modification to the current contract, which will include services by JUB for bid opening, review, construction observers, construction closing and providing as built drawings. Mr. Marshall indicated that currently the bid for this work is at 5.5% of estimated construction costs. Often low-bids require more construction administration.

- Commissioner Elder asked if JUB would see the project through for the negotiated cost?
 - Mr. Marshall indicated that it's a time/cost estimate, so if there are significant unexpected events, additional work/costs may be incurred.
- Commissioner Jordan asked if LCDC would be locked in for additional amounts in the event there are cost overruns?
 - Commissioner Davis indicated that all that is being considered today is the fixed amount presented and additional amounts would need to be approved based on circumstances.
 - Commissioner Hoskins agreed.
- Commissioner Patzer indicated that there is a benefit to having the design team be the construction manager and should decrease the risk of overages.
- Commissioner Colwell asked if the contingency is sufficient? He also stated he thinks the project is fairly straightforward and he doesn't expect any contingencies, and asked if JUB agreed?
 - Mr. Baune responded that he thinks the project is very complex and much larger than the Midtown Project. He thinks to get it done on time the contractor will have to be aggressive, but it is doable. He shared that there are a number of events that the contractor will have to work around, as well. Mr. Baune stated that the JUB team is very experienced.

- Commissioner Davis indicated that the negotiations on the contract are because of LCDC's duty to be good stewards of public funds.
- Commissioner Goodlander asked if JUB expects a good response to the bid request?
 - Mr. Baune stated that he thinks bidding is very competitive right now and they expect a good response.

Motion by Commissioner Colwell, seconded by Commissioner Goodlander, to authorize the engagement of JUB Engineering for project management services related to Phase 1A of the Education Corridor Infrastructure Public Improvement project as proposed, in a sum not to exceed \$297,500, plus \$15,000 of survey staking assistance, as needed, and \$40,000 in a management reserve fund to cover contingencies, as needed.

Recusal: Commissioner Hassell abstained.

Motion carried.

- ❖ Finance Committee – Commissioner Rod Colwell

Lake & River District Monthly Financials
Lake & River District Payables

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

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

Seattle/Northwest Securities Corp (SNW) Financial Analysis: Update
Background: Please refer to the January 19, 2011 & April 20, 2011 Board meeting minutes for background re. this initiative.

Commissioner Patzer shared that LCDC requested proposals from six lending institutions and LCDC received three proposals. He indicated that the finance committee is looking into the offers and will discuss it again next month.

Recusal: Commissioner Colwell indicated he left the Finance Committee meeting prior to the discussion of the bank proposals, recusing himself from the issue/discussion.

- ❖ Housing Committee – Commissioner Jim Elder.

No report was given.

- ❖ 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 the next McEuen meeting is Tuesday 5/24/11 at 6 pm at Woodland Middle School.

- ❖ Communication Committee – Commissioner Dave Patzer.

No report was given.

EXECUTIVE DIRECTOR'S REPORT

LCDC Legal Counsel Danielle Quade, in Executive Director Berns stead, shared the following item with the Board:

Centra Consulting (Teresa Molitor) Contract Renewal

Ms. Quade shared that the annual agreement with Centra Consulting (Teresa Molitor) is up for renewal. Ms. Quade indicated that the contract provided to the Board has been slightly modified to include changes she requested including a statement that Centra Consulting's representation of LCDC does not create a conflict with any current clients.

Commissioner Goodlander inquired as to what information is being accomplished by the contract. Commissioner Goodlander stated the information received by the Board is fairly generic. Commissioner Davis indicated that Teresa Molitor and Mr. Berns communicate primarily verbally during the legislative session and she is there representing LCDC on urban renewal legislation. Commissioner Goodlander would like to receive better information on what is being accomplished under the contract. The Board agreed to defer consideration of the contract until further information can be provided.

7. PUBLIC COMMENT

No public comment provided.

8. ADJOURN

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

The LCDC Board meeting adjourned at 5:40 p.m. Minutes prepared and submitted by Danielle Quade.