To: **Mayor & City Council, Coeur d'Alene, Idaho**

From: **Scott Hoskins, Chair, ignite cda Board of Commissioners**
Tony Berns, ignite cda Executive Director

Re: **ignite cda 2025 Annual Report**

In accordance with annual reporting provisions of the Idaho code (Title 50, Chapter 20), we are pleased to present the following report for the Coeur d'Alene Urban Renewal Agency, dba ignite cda ("Agency"), activities for the period January 1, 2025 through December 31, 2025. Included in this packet is the fiscal year-end 2025 financial audit setting forth the Agency's assets, liabilities, income and operating expenses.

2025 Overview

The following Agency Vision & Mission statements, along with the listed Agency strategic foci, drive the Agency's business model and guide the Board's strategic direction:

Vision: ***to be a catalyst for positive change in the creation of an exemplary 21st Century city; a city in which economic prosperity, quality housing and employment opportunities are available to all.***

Mission: ***to bring together resources to achieve Coeur d'Alene's vision of a diverse, sustainable community with healthy neighborhoods, a vibrant central city, a strong regional economy, sustainable, superior public open spaces, and quality jobs and housing for all.***

ignite cda Strategic (long-term) Foci

(listed in no specific order of importance)

- **Education**:
  - Lake District Success Stories:
    - Higher Education Campus (HEC): partnership with the City of Coeur d'Alene (City), University of Idaho, North Idaho College, Lewis Clark State College, Fort Ground Neighborhood, and other community stakeholders to enhance the long-term strategic value to the Coeur d'Alene community of these higher education institutions.
    - DeArmond Building: partnership with North Idaho College, University of Idaho, Lewis Clark State College and the State Division of Public Works to build this new facility within the HEC that serves as a new student welcome center and provides office space for the University of Idaho and Lewis Clark State College.
    - Sorenson Magnet School: partnership with School District 271 on American with Disability Act building improvements that helped prevent the closure of this downtown neighborhood school.
  - River, Atlas & Health Corridor Districts:
    - Evaluate and pursue opportunities that arise that create value for the community.

- **Job Creation & Retention**
  - Continue partnership efforts with Jobs Plus, City, Kootenai Health and private employers to facilitate job creation and job retention in support of emerging industries.

- **Housing:**
  - The Agency will play a key support role in helping the City achieve its vision for housing in the community, by pursuing housing opportunities in all Agency Districts.

- **Public Space: Create New & Enhance Existing Public Space:**
  - Lake District Success Stories:
    - Atlas Waterfront Park
    - McEuen Park
    - Memorial Park and Grandstand
    - Rotary Centennial Park
  - The Agency will continue to partner with stakeholders to encourage connectivity of existing and new public space.
  - The Agency will continue efforts to secure long-term public access to the waterfront (e.g. Mill River (Johnson) Park, Atlas Waterfront Park) and continue to leverage public funds to create new public space.
  - River, Atlas and Health Corridor Districts: partner with City and other stakeholders to identify potential opportunities.

- **Public Parking:**
  - The Agency will help in rationalizing overall parking needs for all Agency Districts.

- **Atlas Mill Site Redevelopment Initiative**
  - The Agency will continue to work with the City and other stakeholders on transforming the former mill site into a vibrant community asset including new waterfront public space and mix-use development supporting residential and commercial uses.

- **Health Corridor Urban Renewal District**
  - The Agency will work with the City, Kootenai Health and other stakeholders on value creating initiatives within the Health Corridor District.

- **Identification of Potential New Urban Renewal Districts**
  - The Agency will work with the City and other stakeholders on identifying the value proposition of potential new urban renewal districts.

Ignite cda Board

Leadership

Scott Hoskins, Chair — Alivia Metts, Vice Chair

Members

Alivia Metts	Kiki Miller	Chris Meyer
Kevin Jester	Sarah Garcia	Amy Evans
Scott Hoskins	Brinnon Mandel	Mic Armon

2025 Agency Update

The Board's accomplishments in 2025 have produced a strong financial position as reflected in the attached financial statements.

Following are updates to key Agency initiatives. A listing of past and current key Agency partnership initiatives is contained in Exhibit A.

- **Lake District**

  The Agency closed its first redevelopment district in 2022. Per Disposition & Development Agreements (DDAs) in place, the following two Lake District projects are still being monitored through completion by the Agency:
  - Atlas Project Area 13 mixed use development initiative
    - Completion of the mix use development by Q2 2028
  - Bear Waterfront initiative (commercial building and ped/bike trail)
    - Completion by Q4 2026

- **Health Corridor District**

  In fiscal year 2019, the Agency accepted the Health Corridor Eligibility Report authored by the Panhandle Area Council. Prior to Agency adoption, the Eligibility Report was accepted by the City Council. The Agency was authorized by the City Council to develop a Health Corridor Urban Renewal Plan ("HC Plan") for the proposed Health Corridor area which would include a Master Plan and Economic Feasibility Study. The Agency hired HDR Engineering, Inc. to develop the Master Plan and to perform the Economic Feasibility Study. The HDR planning documents were completed and delivered to the Agency in September 2019. The HC Plan was approved by the Agency board in October 2019 and was sent to the City's Planning Commission for review as to the HC Plan's conformity with the City's Comprehensive Plan. The Planning Commission issued a finding that the HC Plan did conform to the Comprehensive Plan and forwarded the HC Plan to City Council for review. On December 3, 2019 the City Council approved the HC Plan and formation of the Health Corridor Urban Renewal District.

  2025 Update:

  - Efforts continue re. implementation of the DOWL Engineering traffic study recommendations. The traffic study identified key strategic mobility improvements and developed an implementation plan to achieve the strategic improvements over a 20-year time horizon. The Agency, in partnership with Kootenai Health and other stakeholders, continue to look for initiatives / projects that will create value for the Health Corridor district.

- **Atlas Waterfront Project**

  In 2017, the Agency entered discussions with the City regarding the City's acquisition of a 47+/- acre portion of the former Stimson mill site property (Property) owned by a private individual. This Property, referred to now as the Atlas Waterfront Project, was located outside of the Agency's River & Lake Districts. In 2017 the City agreed to allow planning for the expansion of the River District's boundary to include a portion of the Property, and also agreed to allow planning for the creation of a new urban renewal district named the Atlas District which would also include a portion of the Property. The new Atlas District would also include a segment of the former Stimson mill site owned by Spokane based developer Lanzce Douglass. In 2018, the City agreed to also allow planning for expanding the Lake District to include the waterfront portion of the Property. In the spring of 2018, the City purchased the Property. In December 2018, the City approved the boundary expansions of the Lake and River Districts, and the creation of the new Atlas District.

  2025 Update:

  - The Atlas Waterfront Project continues to perform very well financially allowing the Agency to finalize the reclamation efforts of the Phase 3 (aka Mt. Hink) site. The Phase 3 site includes Areas 7, 11 & 20 as depicted in Exhibit B.
  - The reclamation effort of the Phase 3 site allowed the board in 2025 to consider creating deed restricted, attainable home ownership housing products to assist in the community's efforts of increasing the inventory of long-term attainable housing. Planning efforts for the attainable housing initiative will continue in 2026.

- Phase 2 of the Atlas Mill Site development proceeded in 2025 with the continued engagement of LaRiviere Inc. to perform the needed site and infrastructure work. Construction of single-family homes, twin homes, and townhomes continued in 2025 on divested Areas.
- During 2025, the Agency continued to benefit from an agreement between the City and the Idaho Transportation Department (ITD) pertaining to the future Atlas Road ITD swale site that will be needed for ITD's widening of Interstate 90. The City/ITD arrangement allowed the Agency to export non-structural soil materials from the Phase 3 area of the Atlas Project site to the City's property on Atlas Road. Additionally, the Agency was allowed to import structural fill material from the Atlas Road site to the Atlas Project Phase 3 site which has further assisted in the remediation of the Phase 3 site.
- The developer proposal review team comprised of representatives from the Agency, City, Welch-Comer Engineers, Bernardo-Wills Architects and Heartland Real Estate Consulting continued to review / evaluate submitted proposals.
- The Atlas Project Architecture Design Review Committee (ADRC), comprised of representatives from the City, Welch Comer and Bernardo-Wills, continued to work with Atlas Waterfront Project development teams on their building designs, making sure their designs conform to the Atlas Waterfront Project building standards and design guidelines.

  - **Atlas Waterfront Project Property Divestitures/Transfers**
    In 2020 & 2021, the City transferred to the Agency real property assets located in the Atlas Waterfront Project. These properties are being divested over time to development teams via the Disposition and Development Agreement (DDA) process to effectuate the Atlas Waterfront Project development plan. The status of the Agency's property divestitures / transfers is contained in Exhibit B.

- **Riverstone, Riverstone West Phase 1 & Mill River Owner Participation Agreements (OPAs)**
  The Agency's OPA involving the Riverstone West Phase 1 initiative continued in 2025. The Riverstone and Mill River OPAs have been retired. These mix-use projects have reclaimed brownfield sites along the Spokane River creating public space (in the form of new public parks), jobs, and live-work-recreate mix-use development amenities for the community.

- **Communications / Outreach**
  The Agency continued its communication outreach efforts in 2025 primarily by utilizing the strength of the Agency's website (www.ignitecda.org). Addtionally, the Agency continued outreach efforts to the Coeur d'Alene community through presentations, videos and visits with interested target audiences.

- **Key Partnerships**
  During 2025, the Agency Board continued efforts to strengthen partnerships with key organizations and community stakeholders including: City of Coeur d'Alene, Kootenai

County, Jobs Plus, CDA Chamber of Commerce, Area & Regional Developers, Kootenai Health and Educational Institutions.

Looking Forward to 2026 and Beyond

As shared earlier in this report, the Agency Board has established long-term strategic goals for the Agency Districts.

Summary

The Agency Board of Commissioners believes in continuous improvement, and thus continues to refine the Agency's business model. The Agency's presence, practices and functionality continue to be recognized by community leaders as both a key economic development catalyst for the Coeur d'Alene area, as well as an organization that creates great overall public value for the citizens in the community.

Exhibit A – Past & Current Key Agency Partnership Projects by District

LAKE DISTRICT

- Riverstone Mix-Use Development
- McEuen Terrace
- Chamber of Commerce Building / Site
- 609 Sherman Lofts
- "Ice Plant" Townhomes
- NICTF/ignite Initiative: Prairie Trail creation
- NICTF/ignite Initiative: Centennial Trail addition in HEC
- Park Side
- Kroc Community Center
- CDA Public Library
- Northwest Place
- Midtown: 4th Street Reconstruction
- Sorenson Magnet School: ADA Improvements
- Higher Education Campus (HEC)
- McEuen Park
- HEC Collaborative Education Facility Initiative
- Four Corner Master Plan: Mullan Road Element
- The Lake Apartments
- Four Corner Master Plan: Memorial Park Element
- Downtown Parking Facility
- Four Corner Master Plan: Memorial Field Grandstand
- Atlas Waterfront Park
- LaCrosse Avenue Roadway Extension & Public Improvements
- Sherman Square Park / Rotary Centennial Park
- Museum of North Idaho: Land Donation / Site Improvements
- City of CDA Public Space / Safety Improvements

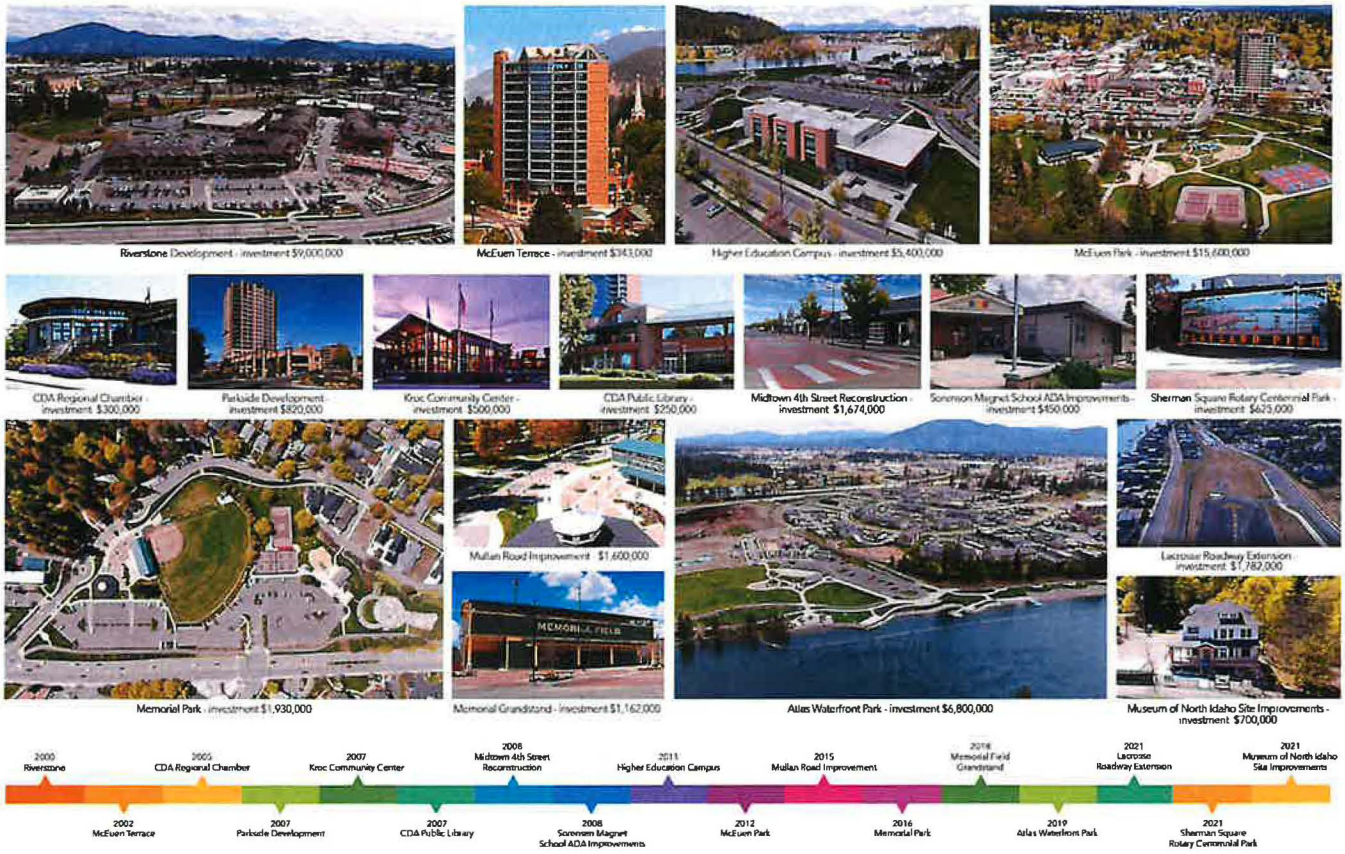
Following is a copy of a pamphlet highlighting the Lake District Legacy.

The Lake District Legacy

1997 - 2021



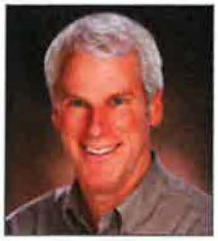
The Lake District was the first district created by ignite cda for the City of Coeur d'Alene's urban renewal agency. When a district is formed it has to have a specific termination date. The closure of the Lake District was December 31, 2021. The original Lake District encompassed 729 acres, it consists of the downtown core area, east to Sorensen school, and north to midtown. It proceeds west along Northwest Boulevard to Riverstone and at it northern most point extends above I-90 to the Kroc Center.


Riverstone Development - investment $9,000,000
McEuen Terrace - investment $343,000
Higher Education Campus - investment $5,400,000
McEuen Park - investment $15,600,000
CDA Regional Chamber - investment $300,000
Parkside Development - investment $820,000
Kroc Community Center - investment $500,000
CDA Public Library - investment $250,000
Midtown 4th Street Reconstruction - investment $1,674,000
Sorensen Magnet School ADA Improvements - investment $450,000
Sherman Square Rotary Centennial Park - investment $625,000
Mullan Road Improvement $1,600,000
Lacrosse Roadway Extension - investment $1,782,000
Memorial Park - investment $1,930,000
Memorial Grandstand - investment $1,162,000
Atlas Waterfront Park - investment $6,800,000
Museum of North Idaho Site Improvements - investment $700,000
2000 Riverstone
2002 McEuen Terrace
2005 CDA Regional Chamber
2007 Parkside Development
2007 Kroc Community Center
2007 CDA Public Library
2008 Midtown 4th Street Reconstruction
2008 Sorensen Magnet School ADA Improvements
2011 Higher Education Campus
2012 McEuen Park
2015 Mullan Road Improvement
2016 Memorial Park
2018 Memorial Field Grandstand
2019 Atlas Waterfront Park
2021 Lacrosse Roadway Extension
2021 Sherman Square Rotary Centennial Park
2021 Museum of North Idaho Site Improvements

The Lake District Legacy

1997-2021

We asked some of our community leaders who over the years have played a key role in the success of the Lake District to share an insight as to the success of the Lake District. Here's what they had to say.



Scott Hoskins, Board Chair, ignite cda
On the east side of the district is the Sorensen Elementary School. The school district was ready to close the school as it was in bad need of repairs and there were some ADA requirements that had to be completed. We partnered with the school district and Sorensen school is now a very viable part or the downtown and is a major magnet school.



Sandi Bloem, Former Coeur d'Alene Mayor
During the time that I served as mayor, one of the things I said often was great communities are made up of great public places, and public places only happen when you take a space, get to know it well, and endow it with value. You literally create a place that the community can be proud of and is owned by the community. If you look at the projects such as the library, the skate park, the educational corridor, the Kroc Center, and the improvements to downtown, all the things ignite has done have created amazing public places. Every Urban Renewal project has fulfilled something that the community asked for. That's what builds a strong community.



Steve Widmyer, Former Coeur d'Alene Mayor
The project I was probably most excited about was the Memorial Field project because I remember as a six-year-old boy riding my bike from my house and playing baseball at Memorial Field. I'm a big history buff, I want to preserve history in the city of Coeur d'Alene. It is so very important to me personally that Memorial Field be preserved and that the grandstand be renovated. I am very excited about the Memorial Field project and everything that was done there.



Amy Evans, Coeur d'Alene City Council Member
The partnership between the city and the arts commission with ignite has been invaluable. It has allowed the city to curate an amazing collection of public art for all citizens and visitors to enjoy. In addition, the education corridor is a wonderful connection between Riverstone and the downtown core allowing the community to access all the parks in one day with use of the Centennial Trail going even further connecting to the Prairie Trail.

RIVER DISTRICT

- Mill River Mix-Use Development
- Riverstone West Mix-Use Development: Phase 1
- Mill River Seniors: Affordable Housing Initiative
- Riverstone West Apts.: Affordable Housing Initiative
- KYRO Ice Rink: Public Improvements
- Riverstone West Mix-Use Development: Phase 2
- Riverstone West III Apts.: Affordable Housing Initiative
- Circuit @ Seltice Sewer Infrastructure Initiative
- Seltice Way Revitalization Initiative
- Atlas Waterfront Project

ATLAS DISTRICT

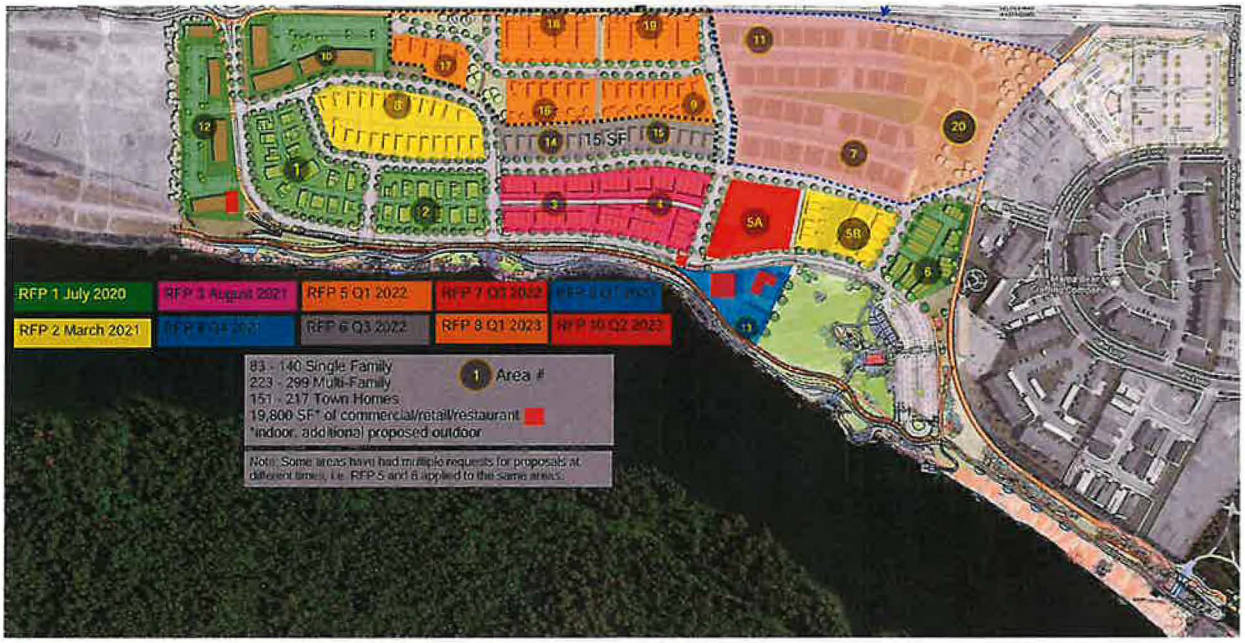
- Atlas Waterfront Project

HEALTH CORRIDOR DISTRICT

- DOWL Engineering Traffic Study

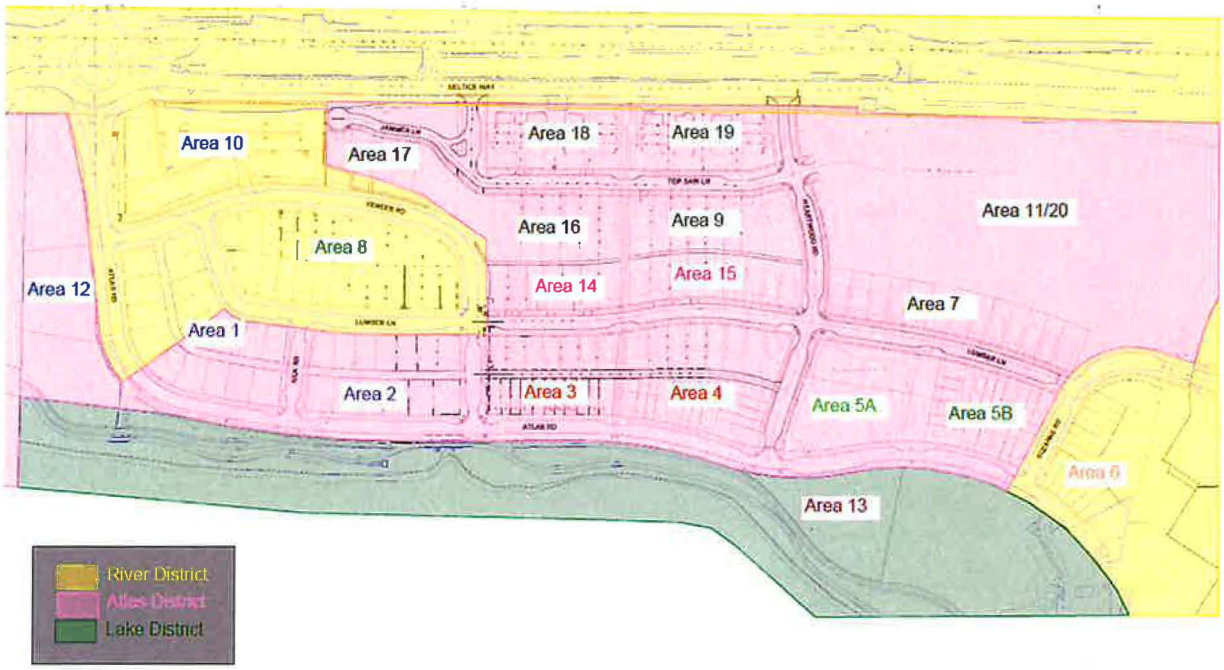
Exhibit B

Atlas Waterfront Project
Status of "Areas" Within the Project Site as of December 2025



Areas Sold as of December 31, 2025: 1, 2, 3, 4, 5B, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19
Areas to be Released in Future Request for Proposals (RFPs): 5A, Phase 3 (Areas 7, 11 & 20)

Atlas Waterfront Project
"Area" Location Within Agency Districts



FINANCIAL STATEMENTS

Fiscal Year 2025 Audit Report Attached



Financial Statements
SEPTEMBER 30, 2025

ignite cda

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Financial Section

Independent Auditor's Report

HOOVER
Certified Public Accountant | Business Consultant

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
ignite cda
Coeur d'Alene, Idaho

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of ignite cda, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise ignite cda's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of ignite cda, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of ignite cda and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about ignite cda's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

INDEPENDENT AUDITOR'S REPORT (CONCLUDED)

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of ignite cda's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about ignite cda's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 21, 2026, on our consideration of ignite cda's internal control over financial reporting and on our test of its compliance with certain provisions, laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of ignite cda's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering ignite cda's internal control over financial reporting and compliance.

Scott P. Hoover, CPA

Scott P. Hoover, CPA, PLLC
Liberty Lake, WA

January 21, 2026

Financial Section

Management's Discussion and Analysis

ignite cda
City of Coeur d'Alene's Urban Renewal Agency

Management's Discussion & Analysis
For the Year Ended September 30, 2025

This section of the ignite cda (Agency) fiscal year 2025 financial report presents our discussion and analysis of the Agency's financial performance during the fiscal year that ended on September 30, 2025. Please read it in conjunction with the Agency's financial statements which follow this section. Note: The Agency is not a taxing entity and thus does not levy any form of taxes.

FINANCIAL HIGHLIGHTS

- The Agency administers four redevelopment districts within the City of Coeur d'Alene's (the "City") area of impact, three active and one closed:
    - Lake District (closed), formed in 1997, encompasses sections of downtown, midtown, and Northwest Boulevard.
    - River District (active), formed in 2003, encompasses the geographic area between Interstate 90 and the Spokane River, east of Huetter Avenue and west of Northwest Boulevard.
    - Atlas District (active), formed in 2018, encompasses the geographic area between Seltice Way and the Spokane River, bounded on the east by the Riverstone development and bounded on the west by the US Bank Service Center.
    - Health Corridor District (active), formed in 2019, encompasses the general geographic area located between Government Way, Interstate 90, Northwest Boulevard and Davidson Avenue.

- The Agency's total net position as of September 30, 2025 was $18,443,928.

- Lake District: in June of fiscal year 2022, the Agency issued a Termination Plan for the Lake District. The Lake District Termination Plan was approved by the City by ordinance officially ending the Lake District in fiscal year 2022. Per the Termination Plan, several existing Agency Lake District projects continued into fiscal year 2025.

- Lake District: in fiscal year 2019, the Agency issued a Request for Proposals (RFP) for redevelopment of the Agency's property assets located in the Midtown area of the Lake District (813 N. 4th – 823 N. 4th). Two proposals were submitted, and the Agency awarded the project to Midtown Ventures LLC. In fiscal year 2019, the Agency entered into an Agreement to Negotiate Exclusively (ANE) with the Midtown Ventures LLC development team that resulted in a fair reuse appraisal process and development of a Disposition and Development Agreement (DDA) that guided the redevelopment of the Agency's Midtown property assets. The plan was for the mix-use (retail/commercial/residential) project to begin construction in fiscal year 2021. However, due to issues associated with the Covid-19 pandemic, construction costs, as well as an easement issue, project commencement began in fiscal year 2022. The project was substantially completed in fiscal year 2025.

- Lake District: in fiscal year 2017, the Agency entered discussions with the City of Coeur d'Alene regarding the City's acquisition of a 48-acre portion of the former Atlas Mill site property owned by a private individual. The 48-acre property was located outside of the Agency's Lake District. In fiscal year 2018, the City agreed to allow for the expansion of the Lake District's boundary. The City agreed to purchase the 48 acres in September 2017 for $7.85 million and purchased the property in May 2018. In September of fiscal 2018, the Agency approved the "Second Amendment to the Second Amended & Restated Lake District Urban Renewal Plan" which if approved by the City Council, would expand the Lake District's footprint into the Atlas mill site property acquired by the City. In fiscal 2019, the City of Coeur d'Alene City Council approved the expansion of the Lake District boundary.

- Lake District: in fiscal year 2020, the Agency issued an Atlas Mill Site Development Opportunity Request for Proposals (RFP) document. The RFP focused on development opportunities associated with certain geographic areas located in Phase 1 of the mill site development plan. In 2020, the board made an award of Area 13 to the development team of deChase-Miksis, the lone Phase 1 development Area located in the Lake District. This property sale did not close in fiscal year 2021 and negotiations with the developer ceased. In fiscal year 2022, a new RFP was issued for Area 13. Two development teams submitted proposals. The chosen development team chose not to proceed with the project and the Agency approached the second development team. The Agency entered into an Agreement to Negotiate Exclusively (ANE) with Bluegrass Development for the purchase and development of Area 13 with an ANE timeframe of entering into a Disposition and Development Agreement (DDA) by December 1, 2022. Bluegrass Development chose not to enter into the Dda. In fiscal year 2023, a new RFP was issued for Area 13. Two development teams submitted proposals. Area 13 was awarded to deChase-Miksis with a stipulation that the closing occur prior to December 31, 2023. The property closed prior to December 31, 2023 and the Agency continued to monitor the deChase-Miksis DDA in fiscal year 2025.

- Lake District: in fiscal year 2021, the Agency entered into a DDA with Bear Waterfront LLC development team for the sale and development of Agency-owned abandoned railroad right-of-way property. Development per the DDA commenced in fiscal year 2022 and continued through fiscal year 2025.

- River District: in fiscal year 2017, the Agency entered discussions with the City of Coeur d'Alene regarding the City's acquisition of a 48-acre portion of the former Atlas Mill site property owned by a private individual. The 48-acre property was located outside of the Agency's River District. In fiscal year 2018 the City agreed to allow for the expansion of the River District's boundary and the creation of a new urban renewal district named the Atlas District. The City agreed to purchase the 48 acres in September 2017 for $7.85 million and purchased the property in May 2018. In September of fiscal year 2018, the Agency approved the "Second Amendment to the River District Redevelopment Plan" which if approved by City Council, would expand the River District's footprint into the Atlas mill site property acquired by the City. In fiscal 2019, the CDA City Council approved the expansion of the River District boundary.

- River District: in fiscal year 2020, the City of CDA transferred ownership of Atlas mill site property to the Agency. This 45.5-acre property transfer included City-owned Atlas mill site property as well as City-owned railroad right-of-way property. Approximately 24% of the transferred property resides in the River District.

- River District: in fiscal year 2025, the Agency continued its authorization to perform Atlas project site infrastructure work which impacted both the River and Atlas Districts.

- River District: in fiscal years 2020 through 2022, the Agency issued Atlas Mill Site Development Opportunity Request for Proposals (RFP). The RFP's focused on development opportunities associated with certain geographic areas located in the mill site development plan. The following is a list of the Areas that have been sold through fiscal year 2025 in the River District:

  Area 1 (50% of area located in River District): Developer – Bluegrass Development
  Area 6: Developer – Active West
  Area 8: Riverfest LLC
  Area 10: Developer – deChase-Miksis

- River District: in fiscal year 2018, the Agency agreed to enter a $7 million revenue allocation anticipation note with Washington Trust Bank, with a 10-year term at a fixed interest rate of 3.3%. Note documents were executed in fiscal year 2019. Proceeds from this note will be used to fund strategic projects.

- Atlas District: in fiscal year 2017, the Agency entered into discussions with the City of Coeur d'Alene regarding the City's acquisition of a 48-acre portion of the former Atlas Mill site property owned by a private individual. The 48-acre property was located outside of the Agency's River and Lake Districts. In fiscal year 2018 the City agreed to allow for the creation of a new 68.4-acre Atlas Urban Renewal District which will encompass an area including a portion of the City's purchased property (36.8 acres) and additional mill site property owned by a private individual (31.6 acres). The City agreed to purchase the 48 acres in September 2017 for $7.85 million and purchased the property in May 2018. In September of fiscal year 2018, the Agency approved the "Atlas District Urban Renewal Plan" which if approved by City Council, would create the New Atlas District. In fiscal 2019, the Coeur d'Alene City Council approved the creation of the Atlas District.

- Atlas District: in fiscal year 2020, the City of Coeur d'Alene transferred ownership of Atlas mill site property to the Agency. This 45.5-acre property transfer included City-owned Atlas mill property as well as City-owned railroad right of way property. Approximately 76% of the transferred property resides in the Atlas District.

- Atlas District: in fiscal year 2025, the Agency continued its authorization to perform Atlas project site infrastructure work which impacted both the River and Atlas Districts.

- Atlas District: in fiscal years 2020 through 2024, the Agency issued Atlas Mill Site Development Opportunity Request for Proposals (RFP). The RFP's focused on development opportunities associated with certain geographic areas located in the mill site development plan. Following is a list of the Areas that have been sold through fiscal year 2025 in the Atlas District:

  Area 1 (50% of area located in Atlas District): Developer – Bluegrass Development
  Area 2: Developer - Bluegrass Development
  Area 3: Developer - Toll Brothers
  Area 4: Developer - Toll Brothers
  Area 5B: Developer - Riverfest LLC
  Area 9: Developer - Coeur Investment Group
  Area 12: Developer - deChase-Miksis
  Area 14: Developer - Atlas Five LLC
  Area 15: Developer - Atlas Five LLC
  Area 16: Developer - Coeur Investment Group
  Area 17: Developer - Coeur Investment Group
  Area 18: Developer - Coeur Investment Group
  Area 19: Developer - Coeur Investment Group

- Health Corridor District: in fiscal year 2019, the Agency accepted the Health Corridor Eligibility Report authored by the Panhandle Area Council. Prior to Agency adoption, the Eligibility Report was accepted by the Coeur d'Alene City Council. The Agency was authorized by the Coeur d'Alene City Council to develop an Urban Renewal Plan for the proposed Health Corridor area which would include a Master Plan and Economic Feasibility Study. The Agency hired HDR Engineering, Inc. to develop the Master Plan and to perform the Economic Feasibility Study. The HDR planning documents were completed and delivered to the Agency in September 2019. Development of the Health Corridor Urban Renewal Plan for City Council review initiated in fiscal year 2019. City Council approved creation of the new Health Corridor District in December 2019.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts: management's discussion and analysis (this section), the basic financial statements, and required supplementary information. The basic financial statements include three kinds of statements that present different views of the Agency:

1. Government-wide financial statements provide information about the Agency's overall financial status.

2. Fund financial statements focus on individual parts of the Agency activities, reporting the Agency's operations in more detail than the government-wide statements.

3. Notes to financial statements provide detailed background information to the relevant financials.

The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements. The remainder of this overview section of management's discussion and analysis explains the structure and content of each of the statements

Government-Wide Statements

The government-wide statements report information about the Agency as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all the Agency's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the Agency's net position and how they have changed. Net position, i.e., the difference between the Agency's assets and liabilities, is one way to measure the Agency's financial health, or position.

- Over time, increases or decreases in the Agency's net position are an indicator of whether its financial health is improving or deteriorating, respectively.

- To assess the overall health of the Agency, consideration of additional non-financial factors such as changes in the property tax base and potential new developments should be considered.

- Governmental activities: Most of the Agency's urban redevelopment activities are included herein. In addition, the administration function of the Agency is reported here.

Fund Financial Statements

The fund financial statements provide more detailed information about the Agency's governmental funds - not the Agency as a whole. This accounting device is used by the Agency to keep track of specific sources of funding and spending for particular purposes.

Governmental funds focus on (1) how much cash and other financial assets can readily be converted to cash flow in and out, and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds statements provide a detailed short-term view that helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the Agency's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the governmental funds statement, or in the subsequent pages, that explains the relationship (or differences) between them.

FINANCIAL ANALYSIS OF THE AGENCY AS A WHOLE

Net Position

The Agency's September 30, 2025 net position was $18,443,928. Table 1 presents a summary of the Agency's net position.

Table 1

Ignite cda's NET POSITION

	2025	2024
Current and other assets	$ 11,997,143	$ 11,162,843
Capital assets, net of accumulated depreciation	7,039,756	12,468,052
Total assets	19,036,899	23,630,895
Long-term liabilities outstanding	357,000	357,000
Other liabilities	235,971	148,544
Total liabilities	592,971	505,544
Net position - investment in capital assets, net of related debt	7,039,756	12,468,052
Net position - restricted	11,404,172	10,657,299
Total net position	$ 18,443,928	$ 23,125,351

FINANCIAL ANALYSIS OF THE AGENCY AS A WHOLE (Concluded)

Changes in Net Position

Table 2 shows the changes in net position for fiscal year 2025 and 2024.

Table 2

CHANGES IN NET POSITION

	2025	2024
General revenues:		
Property tax increment revenue	$ 2,967,014	$ 2,656,322
Penalties and interest on past due property taxes	23,606	-
Interest and investment earnings	76,358	139,451
Miscellaneous income	2,700	56,282
Special items:		
Gain from disposition of assets	-	1,323,796
Transfer of Atlas Development public right-of-way to City	(2,957,521)	-
Transfer of Atlas Development public tracts to master HOA	(660,915)	-
Allowance for estimated costs in excess of net realizeable value	(1,079,000)	(8,521,000)
Land transfer cost reimbursement	-	(3,605,470)
Total general revenues and special items	(1,627,758)	(7,950,619)
Expenses:		
General government	1,000,109	879,669
Interest on long-term debt - general	12,042	11,977
Total expenses	1,012,151	891,646
Change in net position	$ (2,639,909)	$ (8,842,265)

FINANCIAL ANALYSIS OF THE AGENCY'S FUNDS

Governmental Funds

The Agency completed fiscal year 2025 with a total governmental fund balance of $11,586,589 which represents a $728,306 decrease from the ending governmental fund balance for fiscal year 2024. The net increase over fiscal 2024 is primarily impacted by the Agency's continued efforts related to the Atlas Mill Project within the River and Atlas Districts.

Budgetary Highlights – River District

Actual revenues within the River District were approximately $29,193 higher than final budgeted amounts during the fiscal year. Actual expenditures were approximately $113,030 lower than final budgeted amounts during the fiscal year. Total actual expenditures were slightly lower than final budgeted amounts due primarily to the timing of capital outlay expenditures on the ongoing Atlas Mill Site Development project within the River District.

Budgetary Highlights – Atlas District

Actual revenues within the Atlas District were approximately $61,214 higher than final budgeted amounts for the fiscal year. Actual revenues were higher than budgeted due to tax increment revenues being more than budgeted. Total actual expenditures were well below budget by $143,909 due primarily to the timing of actual spending associated with the Atlas Mill Site Development project.

Budgetary Highlights – Health Corridor District

Actual revenues within the Health Corridor District were $6,516 lower with final budgeted amounts due to tax increment revenues being less than budgeted. Total actual expenditures were under budget by $6,486.

Budgetary Highlights – Public Art

As part of its commitment to public art in Coeur d'Alene, the Agency has historically transferred a percentage of its District tax increment revenues to the Coeur d'Alene Public Arts Commission (the Commission). The Commission is the entity empowered by the Mayor/Council to invest public dollars in value adding public art projects for the City. Any Agency District funds transferred to the Commission must be used for public art projects within the District where the funds originate. For fiscal year 2025, the Agency transferred $17,997 of River District funds to the Commission. No public art funds were transferred to the Commission from the Atlas District or Health Corridor District due to minimal funds generated.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets – River District

The Agency's strategic property assets within the River District are located within the Atlas mill site project area. These properties will be divested over time utilizing Disposition and Development Agreements (DDA's). Through fiscal year 2025, the following properties have been divested via the DDA process:

- Area 1 (50% of area located in River District): Developer – Bluegrass Development
- Area 6: Developer – Active West
- Area 8: Developer – Riverfest LLC
- Area 10: Developer – deChase-Miksis

CAPITAL ASSET AND DEBT ADMINISTRATION (Continued)

Capital Assets – Atlas District

The Agency's strategic property assets within the Atlas District are located within the Atlas mill site project area. These properties will be divested over time utilizing Disposition and Development Agreements (DDA's). Through fiscal year 2025, the following properties have been divested via the DDA process:

- Area 1 (50% of area located in Atlas District): Developer – Bluegrass Development
- Area 2: Developer – Bluegrass Development
- Area 3: Developer – Toll Brothers
- Area 4: Developer – Toll Brothers
- Area 5B: Developer – Riverfest LLC
- Area 9: Developer – Coeur Investment Group
- Area 12: Developer – deChase-Miksis
- Area 14: Developer – Atlas Five LLC
- Area 15: Developer – Atlas Five LLC
- Area 16: Developer – Coeur Investment Group
- Area 17: Developer – Coeur Investment Group
- Area 18: Developer – Coeur Investment Group
- Area 19: Developer – Coeur Investment Group

Capital Assets – Health Corridor District

The Agency does not own any capital assets in the Health Corridor District.

Long-term Debt: River District

- Strategic Property Portfolio: There is no debt associated with the real property assets located in the River District strategic property portfolio.

- Owner Participation Agreements (OPAs): The Agency has entered an OPA with the principals of the Riverstone West Phase 1 mixed use development. The OPA is financed through site-specific, tax increment fund revenues that will be generated by the project. The Riverstone West Phase 1 OPA (established in 2007) principal reimbursement total is $6,682,237. The OPA debt obligation amount is not reflected in the accompanying financial statements because payments by the Agency to the contract counterparties are conditional upon the Agency receiving tax increment revenue on the underlying properties each year. Please refer to Note 6 for further discussion.

- Improvement Reimbursement Agreements (IRAs): The Agency has approved the following IRAs:
  - Mill River Seniors affordable housing initiative
  - Riverstone West Family Apartments affordable housing initiative
  - Riverstone West Apartments III affordable housing initiative
  - Circuit at Seltice detached housing initiative

CAPITAL ASSET AND DEBT ADMINISTRATION (Concluded)

- The IRAs are financed through site-specific, tax increment fund revenues that will be generated by the specific projects. The Mill River Seniors IRA principal reimbursement total is $326,000. The Riverstone West Family Apartments IRA principal reimbursement total is $395,000. The Riverstone West Family Apartments III IRA principal reimbursement total is $280,000. The Circuit at Seltice IRA principal reimbursement total is $344,610. The IRA debt obligation amounts are not reflected in the accompanying financial statements because payments by the Agency to the contract counterparties are conditional upon the Agency receiving tax increment revenue on the underlying properties each year. Please refer to Note 6 for more discussion.

Long-term Debt: Atlas District

- Strategic Property Portfolio: There is no debt associated with the real property assets located in the Atlas District strategic property portfolio.

ECONOMIC OUTLOOK AND FISCAL YEAR 2025 IMPACT

The Coeur d'Alene area, as in past years, continues to be the recipient of a redeployment of capital from other parts of the country. Homeowners, investors and developers recognize the value of migrating their wealth to Coeur d'Alene. The area's competitive land prices and quality of life and place attributes are key contributors to this trend.

In fiscal 2025, property values within the Agency's Districts increased. Private capital investment within the Districts continues to occur. During fiscal 2025, several projects were initiated within the Agency's districts signaling continued economic activity. Fiscal year 2026 will see additional construction projects initiated attesting to a viable regional real estate market.

Development for 2026 will occur in all three remaining Agency districts: River, Atlas, and Health Corridor. Development in the River District will be driven by the continued build-out of the Mill River mixed-use development along the Spokane River, by the phased completion of the Riverstone West project (a continuation of the original Riverstone mixed-use development also along the Spokane River), and by development in the Atlas mill site project area. Anticipated development in the Atlas District involves both residential and commercial products in the Atlas mill site project area. Anticipated development in the Health Corridor District will involve both residential and commercial product.

Property tax receipts in fiscal 2025 for the River, Atlas and Health Corridor Districts were consistent with projections. Projected fiscal 2026 property tax receipts for properties remaining post de-annexation for the River District should be on par with those respective property receipts from fiscal 2025. Tax receipts for the Atlas and Health Corridor Districts will be determined by actual development occurring within those Districts. The Agency expects the property tax source of revenue for all Districts to continue to increase over the long-term, primarily driven by the build-out of the waterfront developments along the Spokane River.

Both national and state of Idaho economic trends in fiscal 2025 were affected by the higher interest rate environment along with the uncertainty associated with the presidential election. The economy of Kootenai County was also impacted by higher interest rates, although activity in the local real estate markets continued to be very positive. The region continues to benefit economically from the arrival of the affluent urban dweller demographic that has spurred development of residential product, both within the downtown urban area and along the waterfront. The region is also following a national trend of increased rental apartment unit development. The 2026 economic forecast for the northern Idaho region is cautiously optimistic given the continued impact of higher interest rates. Private equity continues to move off the sidelines. Relocations (people, businesses) and property investment into the area will stimulate the local economy.

In summary, given the unknowns associated with the short and long-term impacts of the interest rate environment and tariffs, the Agency remains optimistic about the future growth and redevelopment opportunities within the Agency's districts. Wise planning and sound debt management, combined with effective public and private partnerships, will help to pave the way for continued value-adding growth within the area.

CONTACTING THE AGENCY'S MANAGEMENT

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of the Agency's finances and to demonstrate the Agency's accountability for monies received. If you have any questions about this report, please contact:

ignite cda Executive Director
105 N. 1st – Suite 100
Coeur d'Alene, ID 83814
208-292-1630
www.ignitecda.org

Financial Section

Basic Financial Statements

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STATEMENT OF NET POSITION
September 30, 2025

ASSETS	
Cash and cash equivalents	$ 11,811,363
Property taxes increment receivable	185,780
Construction in progress, net of allowance (Note 7)	7,039,756
Total assets	19,036,899
LIABILITIES	
Accounts payable	194,669
Accrued payroll and taxes	10,998
Due to Arts Commission	30,304
Long-term liabilities	
Due within one year	-
Due in more than one year	357,000
Total liabilities	592,971
NET POSITION	
Net investment in capital assets	7,039,756
Restricted to River District	9,451,709
Restricted to Atlas District	637,368
Restricted to Health Corridor District	1,315,095
Total net position	$ 18,443,928

See accompanying "Notes to the Financial Statements"
and Independent Auditor's Report

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STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

FUNCTIONS / PROGRAMS	Expenses	Charges for Services	Net Governmental Activities
PRIMARY GOVERNMENT:			
General government activities:			
Arts	$ 29,696	$ -	$ (29,696)
Dues and subscriptions	18,837	-	(18,837)
Insurance	31,234	-	(31,234)
Miscellaneous	695	-	(695)
Office overhead	6,664	-	(6,664)
Professional services	190,245	-	(190,245)
Project reimbursements	482,884	-	(482,884)
Travel and meetings	3,325	-	(3,325)
Wages, benefits, and payroll taxes	236,529	-	(236,529)
Total general government activities	$ 1,000,109	$ -	$ (1,000,109)
Interest on long-term debt - general	12,042	-	(12,042)
TOTAL PRIMARY GOVERNMENT	$ 1,012,151	$ -	$ (1,012,151)
GENERAL REVENUES:			
Property tax increment revenue			2,967,014
Penalties and interest on past due property taxes			23,606
Interest earnings			76,358
Miscellaneous income			2,700
SPECIAL ITEMS:			
Transfer of Atlas Development public right-of-way to City			(2,957,521)
Transfer of Atlas Development public tracts to master HOA			(660,915)
Allowance for estimated costs in excess of net realizeable value			(1,079,000)
Total general revenues and special items			(1,627,758)
CHANGE IN NET POSITION			(2,639,909)
NET POSITION, beginning of year			23,125,351
PRIOR PERIOD ADJUSTMENT			(2,041,514)
NET POSITION, end of year			$ 18,443,928

See accompanying "Notes to the Financial Statements"
and Independent Auditor's Report

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GOVERNMENTAL FUNDS
BALANCE SHEET
September 30, 2025

	River District	Atlas District	Health Corridor District	Total Governmental Funds
ASSETS				
Cash and cash equivalents	$ 4,222,557	$ 5,780,907	$ 1,807,899	$ 11,811,363
Property taxes increment receivable	103,053	60,959	21,768	185,780
Due from other Districts	5,526,186	15,954	15,954	5,558,094
Total assets	$ 9,851,796	$ 5,857,820	$ 1,845,621	$ 17,555,237
LIABILITIES				
Accounts payable	$ -	$ 194,669	$ -	$ 194,669
Accrued payroll and taxes	10,998	-	-	10,998
Due to Arts Commission	181	9,783	20,340	30,304
Due to other Districts	31,908	5,016,000	510,186	5,558,094
Total liabilities	43,087	5,220,452	530,526	5,794,065
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue- property taxes	94,340	59,606	20,637	174,583
Total deferred inflows of resources	94,340	59,606	20,637	174,583
FUND BALANCES				
Restricted	9,714,369	577,762	1,294,458	11,586,589
Total fund balances	9,714,369	577,762	1,294,458	11,586,589
Total liabilities, deferred inflows of resources, and fund balances	$ 9,851,796	$ 5,857,820	$ 1,845,621	$ 17,555,237

See accompanying "Notes to the Financial Statements"
and Independent Auditor's Report

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RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
September 30, 2025

Total fund balances - Governmental Funds, September 30, 2025	$ 11,586,589
Cost of land and construction in progress	7,039,756
Elimination of unavailable revenue- property taxes	174,583
Long-term debt balance - September 30, 2025	(357,000)
Net position, September 30, 2025	$ 18,443,928

See accompanying "Notes to the Financial Statements"
and Independent Auditor's Report

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GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
For the Year Ended September 30, 2025

	River District	Atlas District	Health Corridor District	Total Governmental Funds
REVENUES				
Property tax increment revenue	$ 1,797,143	$ 520,468	$ 630,836	$ 2,948,447
Miscellaneous income	2,700	-	-	2,700
Penalties and interest on past due property taxes	17,941	-	5,665	23,606
Interest earnings	25,295	41,139	9,924	76,358
Total revenues	1,843,079	561,607	646,425	3,051,111
EXPENDITURES				
Current:				
Arts	18,135	5,199	6,362	29,696
Dues and subscriptions	9,606	4,803	4,428	18,837
Insurance	13,870	8,473	8,891	31,234
Miscellaneous	339	356	-	695
Office overhead	3,416	1,540	1,708	6,664
Professional services	32,937	142,088	15,220	190,245
Project reimbursements	482,884	-	-	482,884
Travel and meetings	1,663	831	831	3,325
Wages, benefits and payroll taxes	128,577	53,997	53,955	236,529
Debt service:				
Interest	12,042	-	-	12,042
Capital outlay:				
General government	99,696	1,210,958	-	1,310,654
Total expenditures	803,165	1,428,245	91,395	2,322,805
NET CHANGE IN FUND BALANCES	1,039,914	(866,638)	555,030	728,306
FUND BALANCES, beginning of year	8,674,455	1,444,400	739,428	10,858,283
FUND BALANCES, end of year	$ 9,714,369	$ 577,762	$ 1,294,458	$ 11,586,589

See accompanying "Notes to the Financial Statements"
and Independent Auditor's Report

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RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Total net changes in fund balances for the year ended September 30, 2025	$	728,306
Add: Capital expenditures		1,310,654
Less: Transfer of Atlas Development Public Right-of-Way and Infrastructure to City		(2,957,521)
Less: Transfer of Atlas Development public tracts to master HOA		(660,915)
Less: Allowance for estimated costs in excess of net realizeable value		(1,079,000)
Add: Difference between revenue earned on property taxes on modified accrual basis versus revenue on property taxes on accrual basis		18,567
Change in net position for the year ended September 30, 2025	$	(2,639,909)

See accompanying "Notes to the Financial Statements" and Independent Auditor's Report

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

ignite cda (the "Agency") is an urban renewal agency created by and existing under the Idaho Urban Renewal Law of 1965, as amended, and is an independent public body.

The accompanying financial statements include all aspects controlled by the Board of Commissioners of the Agency. The Agency is included in the City of Coeur d'Alene, Idaho's financial reporting based on certain criteria in GASB Statement No. 61. These statements present only the governmental activities of the Agency and are not intended to present the financial position and results of operations of the City of Coeur d'Alene, Idaho (the "City") in conformity with generally accepted accounting principles (GAAP).

Under the Idaho Code, in December 1997, the Coeur d'Alene City Council passed an ordinance that created the Coeur d'Alene Urban Renewal Agency, a legally separate entity from the City. That Agency was established to promote urban development and improvement in deteriorated areas within the Agency's boundaries. The Agency adopted the doing business as (dba) name Lake City Development Corporation in fiscal year 2001. The Agency adopted a new dba name ignite cda in fiscal year 2015. The Agency is governed by a maximum board of nine commissioners appointed by the City Council. The City Council has the ability to appoint and dismiss the board members of the Agency. These powers of the City meet the criteria set forth in GASB No. 61 for having financial accountability for the Agency. Based on the above, the Agency is discretely presented in the City of Coeur d'Alene's financial statements as a component unit.

Under the Idaho Code, the Agency has the authority to issue bonds. Any bonds issued by the Agency are payable solely from the proceeds of tax increment financing (or revenue allocation in Idaho) and are not a debt of the City of Coeur d'Alene. The City Council is not responsible for approving the Agency's budget or funding any annual deficits. The Agency controls its disbursements independent of the City Council.

The accounting methods and procedures adopted by the Agency conform to generally accepted accounting principles (GAAP) as applied to governmental entities. The Governmental Accounting Standards Board is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following notes to the financial statements are an integral part of the Agency's basic financial statements.

B. Fund Accounting

The Agency uses funds to maintain its financial records during the fiscal year. Fund accounting is designed to demonstrate legal compliance and to aid management by segregating transactions related to certain Agency functions or activities. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

Governmental Funds – Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance. The Agency has three governmental funds, all of which are special revenue funds.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Fund Accounting (Concluded)

- *River District* – This fund is used to account for all financial resources of the River District. The River District is a separate and legally distinct district under the umbrella of the Agency. This district will expire on December 31, 2027, and the net assets will be distributed according to current Idaho Statute.

- *Atlas District* – This fund is used to account for all financial resources of the Atlas District. The Atlas District is a separate and legally distinct district under the umbrella of the Agency. This district will expire on December 31, 2038, and the net assets will be distributed according to current Idaho Statute.

- *Health Corridor District* – This fund is used to account for all financial resources of the Health Corridor District. The Health Corridor District is a separate and legally distinct district under the umbrella of the Agency. This district will expire on December 31, 2039, and the net assets will be distributed according to current Idaho Statute.

C. Basis of Presentation

Government-wide Financial Statements – The statement of net position and the statement of activities display information about the Agency as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. The Agency has activities that are considered to be governmental as opposed to business-type activities.

The government-wide statements are prepared using the *economic resources* measurement focus. This differs from the manner in which governmental fund financial statements are prepared. Therefore, governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

The government-wide statement of activities presents a comparison between direct expenses and program revenues for each function or program of the Agency's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues of the Agency, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each business segment or governmental function is self-financing or draws from the general revenues of the Agency.

Fund Financial Statements – Fund financial statements report detailed information about the Agency. The focus of governmental fund statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column. The Agency has no non-major funds.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Basis of Presentation (Concluded)

The accounting and reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using a flow of current financial resources measurement focus. The financial statements for governmental funds are a balance sheet, which generally includes only current assets and current liabilities, and a statement of revenues, expenses, and changes in fund balances, which reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources.

D. Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the full accrual basis of accounting. Governmental funds use the modified-accrual basis of accounting.

Revenues – Exchange and Non-exchange Transactions – Revenues resulting from exchange transactions, in which each party receives essentially equal value, are recorded on the accrual basis when the exchange takes place. On a modified-accrual basis, revenues are recorded in the fiscal year in which the resources are measurable and available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the Agency, available means expected to be received within 60 days of the fiscal year end.

Non-exchange transactions, in which the Agency receives value without directly giving equal value in return, include property taxes, grants, entitlements and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include: timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted; matching requirements, in which the Agency must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the Agency on a reimbursement basis. On a modified-accrual basis, revenues from non-exchange transactions must also be available before it can be recognized.

Under the modified-accrual basis, the following revenue sources are considered to be both measurable and available at fiscal year-end: property taxes available in advance, interest, and grants.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Basis of Accounting (Concluded)

Expenses/Expenditures – On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

Governmental funds utilize the modified-accrual basis of accounting. Under this method, revenues are recognized in the accounting period in which they become both available and measurable. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable, except expenditures for debt service, prepaid expenses, and other long-term obligations, which are recognized when paid.

E. Cash and Cash Equivalents

Cash received by the Agency is pooled for investment purposes and is presented as "Cash and Cash Equivalents" on the financial statements. For presentation in the financial statements, cash and cash equivalents include cash on hand, amounts on deposit with banks, and investments with an original maturity of three months or less, at the time they are purchased by the Agency.

F. Capital Assets

General capital assets usually result from expenditures in the governmental funds. These assets are reported in the government-wide statement of net position but are not reported in fund financial statements.

All capital assets are capitalized at cost and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market value as of the date received. The Agency maintains a capitalization threshold of $5,000. Construction in progress costs are capitalized but not depreciated until the asset(s) are placed in service. The cost of normal repairs and maintenance that do not add to the value of the asset or materially extend the assets useful life are not capitalized.

Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line over the estimated useful lives of the assets.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

G. Accrued Liabilities and Long-term Obligations

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the governmental fund financial statements regardless of whether they will be liquidated with current resources. However, claims and judgments and the noncurrent portion of capital leases, which will be paid from governmental funds, are reported as a liability in the fund financial statements only to the extent that they will be paid with current, expendable, available financial resources. In general, payments made within 60 days after year end are considered to have been made with current available financial resources. Bonds and other long-term obligations that will be paid from governmental funds are not recognized as a liability in the fund financial statements until due.

H. Fund Balance Classifications

The Agency has adopted GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" This Statement establishes criteria for classifying governmental fund balances into specifically defined classifications. Classifications are hierarchical and are based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts in the funds may be spent. Application of the Statement requires the Agency to classify and report amounts in the appropriate fund balance classifications. The Agency's accounting and finance policies are used to interpret the nature and/or requirements of the funds and their corresponding assignment as restricted, committed, assigned, or unassigned.

The Agency reports the following classifications as applicable:

Non-spendable Fund Balance – Non-spendable fund balances are amounts that cannot be spent because they are either: (a) not in spendable form – such as inventory or prepaid insurance or (b) legally or contractually required to be maintained intact – such as a trust that must be retained in perpetuity.

Restricted Fund Balance – Restricted fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. Restrictions are placed on fund balances when legally enforceable legislation establishes a specific purpose for the funds. Legal enforceability means that the Agency can be compelled by an external party (e.g., citizens, public interest groups, the judiciary) to use resources created by enabling legislation only for the purposes specified by the legislation.

Committed Fund Balance – Committed fund balances are amounts that can only be used for specific purposes as a result of constraints imposed by the Board of Commissioners. Amounts in the committed fund balance classification may be used for other purposes with the appropriate due process by the Board of Commissioners. Committed fund balances differ from restricted fund balances because the constraints on their use do not come from outside parties, constitutional provisions, or enabling legislation.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

H. Fund Balance Classifications (Concluded)

Assigned Fund Balance – Assigned fund balances are amounts that are constrained by the Agency's intent to be used for specific purposes, but are neither restricted nor committed. Intent is expressed by: (a) the secretary/treasurer, or (b) an appointed body (e.g., a budget or finance committee) or official to whom the Commissioners have delegated the authority to assign, modify, or rescind amounts to be used for specific purposes. Assigned fund balance includes: (a) all remaining amounts that are reported in governmental funds (other than the general fund) that are not classified as non-spendable, restricted, or committed, and (b) amounts in the general fund that are intended to be used for a specific purpose. Specific amounts that are not restricted or committed in a special revenue, capital projects, debt service, or permanent fund, are assigned for purposes in accordance with the nature of their fund type. Assignment within the general fund conveys that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the Agency itself.

Unassigned Fund Balance – Unassigned fund balance is the residual classification for the general fund. This classification represents general fund balance that has not been assigned to other funds, and that has not been restricted, committed, or assigned to specific purposes within the general fund.

I. Net Position

Net position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets.

J. Fund Balance Flow Assumptions

Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purposes, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

K. Net Position Flow Assumption

Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Agency or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

L. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

M. Property Taxes

Since the Agency is not a taxing entity, property taxes collected on the Agency's behalf by Kootenai County for 2024 are recorded as receivables. In the fund financial statements, property taxes are recorded as revenue in the period levied to the extent that they are collected within 60 days of year end, in accordance with the modified-accrual basis of accounting. Receivables collectible after the 60-day date are reflected in the fund financial statements as deferred inflows of resources. In the government-wide financial statements, property taxes are recorded as revenue in the period levied in accordance with the accrual basis of accounting.

The Agency receives a portion of the property taxes generated by the taxing entities within Kootenai County. These property taxes are collected on behalf of the Agency by Kootenai County each December on the assessed value within the Agency's districts listed as of the previous December tax rolls. Assessed values are an approximation of market value. Assessed values are established by the County Assessor. Property tax payments are due in one-half installments in December and June. Property taxes become a lien on the property when it is levied.

N. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has only one type of item, which arises only under a modified-accrual basis of accounting, which qualifies for reporting in this category – unavailable tax increment revenue. This item is reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period the amounts become available.

NOTE 2: STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Budgetary Information

Budgets are adopted on the cash basis. An annual budget is adopted for each fund. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed as an extension of formal budgetary integration. This is in conformance with Idaho State Statutes, which require that budgeted amounts lapse at the end of a fiscal year and are not available to be carried forward to be used in addition to the succeeding year's appropriation.

Reported budgeted amounts are as originally adopted or as amended by the Board. Professional management cannot legally amend appropriations within the budget without first seeking Board approval once the budget has been approved. The Board properly approved the original budgets, and each of the Agency's district budgets were amended during the fiscal year ending September 30, 2025.

NOTE 3: CASH AND CASH EQUIVALENTS

General:

State statutes authorize the Agency's investments and deposits. The Agency is authorized to invest in demand deposits, savings accounts, U.S. Government obligations and its agencies, obligations of Idaho and its agencies, fully collateralized repurchase agreements, prime domestic commercial paper, prime domestic bankers acceptances, bonds, debentures or notes of any corporation organized, controlled and operating within the U.S. which have at their purchase an "A" rating or higher, government pool and money market funds consisting of any of these securities listed. No violations of these categories have occurred during the year.

Custodial Credit Risk:

Custodial credit risk is the risk that in the event of a failure of a financial institution, the Agency's deposits and investments may not be returned to it. The Agency does not have a deposit policy for custodial credit risk. The carrying amount of the Agency's deposits is $11,811,363 and the bank balance is $11,811,384. At September 30, 2025, the Agency's deposits were exposed to custodial credit risk as follows:

NOTE 3: CASH AND CASH EQUIVALENTS (Concluded)

Deposits without exposure to custodial credit risk:	
Amounts insured by FDIC	$ 187,500
Deposits with exposure to custodial credit risk:	
Amounts collateralized with securities in trust, but not in ignite cda's name	11,623,884
Total Deposits	$ 11,811,384
Cash and cash equivalents at September 30, 2025 consist of the following:	
Deposits	$ 11,811,384
Total	11,811,384
Cash and cash equivalents are presented in the financial statements as follows:	
Cash and cash equivalents	11,811,363
Total	$ 11,811,363

NOTE 4: CAPITAL ASSETS

Following is a recap of capital assets for the fiscal year ended September 30, 2025:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Construction in progress (as restated)	$ 18,947,538	$ 1,310,654	$ 3,618,436	$ 16,639,756
Less: allowance for estimated costs in excess of NRV	(8,521,000)	(1,079,000)	-	(9,600,000)
Total capital assets, net of allowance, not being depreciated	10,426,538	231,654	3,618,436	7,039,756
Governmental activities capital assets, net	$ 10,426,538	$ 231,654	$ 3,618,436	$ 7,039,756

NOTE 5: LONG-TERM DEBT

Bond Payable – Washington Trust (2019 Series):

On January 11, 2019, the Agency entered into a Revenue Allocation Bond agreement with Washington Trust Bank (2019 Series). The Agency may borrow up to $7,000,000. This financing is intended to fund eligible strategic capital expenditure projects within the Agency's River District. Maturity was set for August 1, 2028 and the interest rate was set at the fixed rate of 3.3% per annum.

NOTE 5: LONG-TERM DEBT (Concluded)

Payments on the Note are due in semi-annual installments based on the aggregate principal amount drawn, plus accrued interest, pursuant to an amortization schedule. The first amortized payment is payable on the first February or August 1 following draws totaling $1,000,000. As of September 30, 2025, the District has drawn a total of $357,000 on the Note. Accordingly, a schedule of future payments for the Note has not been presented, as the amounts and timing of the District's remaining draws are still unknown. The Bond is secured by the River District's pledge of the tax increment revenue allocation proceeds, subject to prior liens as described in the Note Purchase and Security Agreement.

The following is a summary of all debt activity for the fiscal year ended September 30, 2025:

	Beginning Balance	Principal Additions	Principal Payments	Ending Balance	Due in One Year
Bond Payable - WA Trust 2019	$ 357,000	$ -	$ -	$ 357,000	$ -
	$ 357,000	$ -	$ -	$ 357,000	$ -

NOTE 6: COMMITMENTS AND CONTINGENCIES

On June 21, 2007, a certificate of completion was issued concerning the improvements made to the development known as Riverstone West Phase I. At that time, a Limited Recourse Promissory Note was entered into between the Agency and Riverstone West, LLC in the amount of $6,682,237 at 5.0% simple interest per annum. In March 2016, Mortgage Investment Trust Corporation acquired the note. The note is to be repaid in semi-annual payments of 74% of the tax revenue allocation proceeds from the private development known as Riverstone West Phase I. Payments will continue until paid in full or by August 1, 2028. The total interest on the note cannot exceed $2,000,000. The current outstanding balance is $3,296,950.

In May of 2013, a Limited Recourse Promissory Note was entered into between the Agency and Mill River Seniors in the amount of $326,000 at 3.75% simple interest per annum. The note is scheduled to be paid in semi-annual payments of 74% of the tax revenue allocation proceeds from the private development known as Mill River Seniors affordable housing. Payments will continue until paid in full or by August 1, 2028. The total interest on the note cannot exceed $97,800. The current outstanding balance is $306,476.

In May of 2013, a Limited Recourse Promissory Note was entered into between the Agency and the Principals of Riverstone West Apartments in the amount of $395,000 at 3.75% simple interest per annum. The note is scheduled to be paid in semi-annual payments of 74% of the tax revenue allocation proceeds from the private development known as Riverstone West Family Apartments. Payments will continue until paid in full or by August 1, 2028. The total interest on the note cannot exceed $118,500. The current outstanding balance is $381,467.

NOTE 6: COMMITMENTS AND CONTINGENCIES (Concluded)

In December of 2015, a Limited Recourse Promissory Note was entered into between the Agency and the principals of Active West, LLC in the amount of $344,610 at 2.5% simple interest per annum. The note is scheduled to be paid in semi-annual payments of 74% of the tax revenue allocation proceeds from the private development known as Circuit at Seltice Project. Payments will continue until paid in full or by August 1, 2028. The total interest on the note cannot exceed $103,383. The current outstanding balance is $58,363.

In December of 2015, a Limited Recourse Promissory Note was entered into between the Agency and the principals of Riverstone West Apartments III, LLC in the amount of $280,000 at 2.5% simple interest per annum. The note is scheduled to be paid in semi-annual payments of 74% of the tax revenue allocation proceeds from the private development known as Riverstone West Apartments III Project. Payments will continue until paid in full or by August 1, 2028. The total interest on the note cannot exceed $84,000. The current outstanding balance is $271,219.

The above-mentioned Limited Recourse Promissory Notes and Improvement Reimbursement Agreements are not reflected in the accompanying financial statements because payments by the Agency to the contract counterparties are conditional upon the Agency receiving tax increment revenue on the underlying properties each year.

In June of 2020, the City of Coeur d'Alene and the Agency entered into an Agreement for Transfer of Property, whereby the City transferred by Warranty Deed approximately 45.48 acres of City-owned land (collectively known as the "Atlas Mill Property") to the Agency with the desire that the Agency facilitate the development of the Atlas Mill Property pursuant to the applicable urban renewal plan. The City's acquisition costs for the Atlas Mill Property were the aggregate amount of $9,172,408. Per the Agreement, the Agency intends to reimburse the City for the City's acquisition costs for the Property to the extent that the Agency's board determines its revenues from development of the property exceed the Agency's costs of development in each of its appropriate urban renewal districts. It is the Agency's position that the Agency's stated intent to reimburse the City is not a legally enforceable obligation and does not rise to the level of a liability as defined under Governmental Accounting Standards. Accordingly, the Agency recognized a gain on the land transfer in the amount of $9,172,408 in its fiscal 2020 financial statements. The development and disposition of various areas within the Atlas Mill Project commenced in fiscal 2021 and has continued to date. During fiscal 2024, the Agency's board of directors approved a total of $3,605,470 in land transfer cost reimbursements to the City, with $1,722,000 being repaid from the Lake District and $1,883,470 being repaid from the River District. As the Lake District is now fully closed, there are no more amounts the Agency is able to reimburse the City from the Lake District. The timing and amount of any future additional reimbursements back to the City are ultimately at the discretion of the Agency's board. Accordingly, the ability, timing and amount of any future reimbursements to the City cannot be determined at this time.

NOTE 7: SPECIAL ITEMS

During fiscal year ending September 30, 2025, the Agency had the following transactions which qualify and are presented as a special item in the accompanying statement of activities:

Transfer of Atlas Development Public Right-of-Way Infrastructure to City:

- River District – During the first quarter of fiscal year 2025, the Agency transferred $1,788,355 in total accumulated Atlas Development Phase 1 road public right-of-way infrastructure to the City of Coeur d'Alene.

- Atlas District – During the first quarter of fiscal year 2025, the Agency transferred $1,169,166 in total accumulated Atlas Development Phase 1 road public right-of-way infrastructure to the City of Coeur d'Alene.

Transfer of Atlas Development Phase 2 Public Tracts to Master HOA:

During fiscal 2025, the Agency transferred 2 public tracts within the Atlas District to the HOA at a total developed cost of $660,915.

Allowance for Estimated Costs in Excess of Net Realizable Value:

Governmental Accounting Standards Board Statement No. 62 (*Sales of Real Estate*) requires that "the carrying amount of a real estate project, or parts thereof, held for sale or development and sale should not exceed net realizable value. If the costs exceed net realizable value, an allowance should be provided to reduce the carrying amount to estimated net realizable value, determined on the basis of an evaluation of individual projects."

As of September 30, 2025, the Agency's total estimated costs attributable to the saleable portion of Areas 11 and 20 within the overall Atlas Mill Site Development project are estimated to exceed the projected net realizable value upon their disposition, by the amount of $9,600,000. Accordingly, the Agency has established an allowance for estimated costs in excess of net realizable value against the accumulated costs (CIP) on the accompanying statement of net position. As of September 30, 2024, the initial estimated allowance of $8,521,000 was established based on the premise that the Agency would proceed with a 50% attainable housing and 50% market rate housing model. As of September 30, 2025, the Agency's projected outcome for the Area shifted toward a 100% attainable housing model. Accordingly, the estimated allowance was revised upward to account for this change, and also took into consideration updated cost to complete estimates. The Agency has reflected the fiscal 2025 increase in the allowance in the amount of $1,079,000 as a reduction in current year net position on the accompanying statement of activities. Management's estimate is based on its best estimate of the eventual projected sales value of the Areas, the accumulated costs to date attributable to the Areas, and the estimated future costs to be incurred to the point where the Areas are saleable. The estimated allowance is subject to several variables and actual results could differ significantly from estimated amounts.

NOTE 8: RISK MANAGEMENT

The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and natural disasters. The Agency contracts with an insurance company for property insurance (including boiler and machinery) and general liability insurance.

An outside insurance company protects professional liability with a $2,000,000 liability and a $3,000,000 umbrella. Errors and omissions liability has a $2,000,000 liability with $2,000,000 in the aggregate annually per insured. Additionally, crime, boiler and machinery insurance is maintained. Automobile liability has a $2,000,000 single limit of liability.

NOTE 9: FUND BALANCE / NET ASSET CLASSIFICATIONS

The Agency operates three active legally separate distinct funds (Districts): the River District, the Atlas District and the Health Corridor District. Revenues attributable to each district can only be legally expended within the geographic boundary defined by each district. Because of this restriction, the Agency reports both fund balance and net position according to the amount legally restricted to expenditures within each district.

NOTE 9: PRIOR PERIOD ADJUSTMENTS

The following prior period adjustments have been made to the accompanying government-wide financial statements:

- The Agency removed the Atlas Development Project River District Phase 1 public right-of-way land costs in the amount of $761,936 from construction in progress. The land portion of Phase 1 public right-of-way within the River District was transferred to the City upon final platting prior to fiscal 2025. Accordingly, the beginning balance of construction in progress, and beginning net position have been reduced/restated by $761,936.

- The Agency removed the Atlas Development Project Atlas District Phase 1 public right-of-way land costs in the amount of $327,873 from construction in progress. The land portion of Phase 1 public right-of-way within the Atlas District was transferred to the City upon final platting prior to fiscal 2025. Accordingly, the beginning balance of construction in progress, and beginning net position have been reduced/restated by $327,873.

- The Agency removed the Atlas Development Project Atlas District Phase 2 public right-of-way land costs in the amount of $1,084,212 from construction in progress. The land portion of Phase 2 public right-of-way within the Atlas District was transferred to the City upon final platting prior to fiscal 2025. Accordingly, the beginning balance of construction in progress, and beginning net position have been reduced/restated by $1,084,212.

NOTE 9: PRIOR PERIOD ADJUSTMENTS (Concluded)

- In 2023 the Agency re-allocated the Atlas District portion of the City-transferred land value of the Atlas Development Project. This was the result of: 1) approximately one acre of property intended for dedication as public right-of-way was switched from Phase 1 to Phase 2 for construction sequencing reasons, and 2) an additional acre of property was retained by Ignite for eventual transfer to the master HOA. These changes resulted in a re-allocation of the land costs across the various Areas within the Atlas District portion of the overall Project. These updated land values were inadvertently not reflected in the original calculations of the reported gains/losses upon disposition of the Areas sold in prior years. After taking into consideration the change in land values by each Area, the cumulative net gain from dispositions to date was increased by $132,507. Accordingly, beginning net position and construction in progress has been increased by $132,507.

Financial Section

Required Supplementary Information

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RIVER DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
For the Year Ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	(1) Adjustments to Actual Amounts	Actual Amounts Budgetary Basis	Variance With Final Budget
REVENUES						
Property tax increment revenue	$ 1,706,578	$ 1,829,691	$ 1,797,143	$ (2,581)	$ 1,794,562	$ (35,129)
Miscellaneous income	-	-	2,700	-	2,700	2,700
Penalties and interest on past due property taxes	-	-	17,941	-	17,941	17,941
Interest earnings	48,000	40,000	25,295	-	25,295	(14,705)
Total revenues	1,754,578	1,869,691	1,843,079	(2,581)	1,840,498	(29,193)
EXPENDITURES						
Current:						
Art	17,066	18,297	18,135	-	18,135	(162)
Communications	1,500	1,500	-	-	-	(1,500)
Dues and subscriptions	10,325	10,325	9,606	-	9,606	(719)
Insurance	5,568	5,568	13,870	-	13,870	8,302
Miscellaneous	1,750	1,750	339	-	339	(1,411)
Office overhead	4,801	4,801	3,416	-	3,416	(1,385)
Professional services	73,000	48,000	32,937	-	32,937	(15,063)
Project reimbursements	459,538	459,538	482,884	-	482,884	23,346
Travel and meetings	4,200	4,200	1,663	-	1,663	(2,537)
Wages, benefits and payroll taxes	118,435	118,435	128,577	-	128,577	10,142
Debt service:						
Interest	12,800	12,800	12,042	-	12,042	(758)
Principal payments	-	-	-	-	-	-
Capital outlay:						
General government	162,040	250,040	99,696	19,059	118,755	(131,285)
Special project reserve	350,000	-	-	-	-	-
Total expenditures	1,221,023	935,254	803,165	19,059	822,224	(113,030)
NET CHANGE IN FUND BALANCES	533,555	934,437	1,039,914	(21,640)	1,018,274	83,837
FUND BALANCE, beginning of year	8,674,455	8,674,455	8,674,455	-	8,674,455	-
FUND BALANCE, end of year	$ 9,208,010	$ 9,608,892	$ 9,714,369	$ (21,640)	$ 9,692,729	$ 83,837

[1] - Adjustments to actual amounts consist of converting from modified-accrual basis to cash basis.

See accompanying "Notes to the Financial Statements" and Independent Auditor's Report

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ATLAS DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
For the Year Ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	(1) Adjustments to Actual Amounts	Actual Amounts Budgetary Basis	Variance With Final Budget
REVENUES						
Property tax increment revenue	$ 394,166	$ 439,835	$ 520,468	$ (558)	$ 519,910	$ 80,075
Interest earnings	72,000	60,000	41,139	-	41,139	(18,861)
Total revenues	466,166	499,835	561,607	(558)	561,049	61,214
EXPENDITURES						
Current:						
Art	3,942	4,398	5,199	-	5,199	801
Communications	750	750	-	-	-	(750)
Dues and subscriptions	5,163	5,163	4,803	-	4,803	(360)
Insurance	2,784	2,484	8,473	-	8,473	5,989
Miscellaneous	31,753	2,350	356	-	356	(1,994)
Office overhead	2,401	2,401	1,540	-	1,540	(861)
Professional services	130,550	130,550	142,088	(19,191)	122,897	(7,653)
Travel and meetings	2,100	2,100	831	-	831	(1,269)
Wages, benefits and payroll taxes	59,218	59,218	53,997	-	53,997	(5,221)
Capital outlay:						
General government	4,115,960	1,268,004	1,210,958	(75,545)	1,135,413	(132,591)
Special project reserve	100,000	-	-	-	-	-
Total expenditures	4,454,621	1,477,418	1,428,245	(94,736)	1,333,509	(143,909)
EXCESS/(DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE OTHER FINANCING SOURCES	(3,988,455)	(977,583)	(866,638)	94,178	(772,460)	205,123
OTHER FINANCING SOURCES						
Proceeds from disposition of assets	3,300,000	-	-	-	-	-
Total other financing sources	3,300,000	-	-	-	-	-
NET CHANGE IN FUND BALANCES	(688,455)	(977,583)	(866,638)	94,178	(772,460)	205,123
FUND BALANCE, beginning of year	1,444,400	1,444,400	1,444,400	-	1,444,400	-
FUND BALANCE, end of year	$ 755,945	$ 466,817	$ 577,762	$ 94,178	$ 671,940	$ 205,123

[1] - Adjustments to actual amounts consist of converting from modified-accrual basis to cash basis.

See accompanying "Notes to the Financial Statements" and Independent Auditor's Report

HEALTH CORRIDOR DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
For the Year Ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance With Final Budget
REVENUES				
Property tax increment revenue	$ 581,039	$ 641,541	$ 630,836	$ (10,705)
Penalties and interest on past due property taxes	-	-	5,665	5,665
Interest earnings	11,400	11,400	9,924	(1,476)
Total revenues	592,439	652,941	646,425	(6,516)
EXPENDITURES				
Current:				
Art	5,810	6,415	6,362	(53)
Communications	750	750	-	(750)
Dues and subscriptions	5,163	5,163	4,428	(735)
Insurance	2,784	2,784	8,891	6,107
Miscellaneous	3,402	400	-	(400)
Office overhead	2,401	2,401	1,708	(693)
Partnership initiatives	20,000	-	-	-
Professional services	18,650	18,650	15,220	(3,430)
Travel and meetings	2,100	2,100	831	(1,269)
Wages, benefits and payroll taxes	59,218	59,218	53,955	(5,263)
Special project reserve	50,000	-	-	-
Total expenditures	170,278	97,881	91,395	(6,486)
NET CHANGE IN FUND BALANCES	422,161	555,060	555,030	(30)
FUND BALANCE, beginning of year	739,428	739,428	739,428	-
FUND BALANCE, end of year	$ 1,161,589	$ 1,294,488	$ 1,294,458	$ (30)

See accompanying "Notes to the Financial Statements"
and Independent Auditor's Report

Financial Section

Report Required by the GAO

HOOVER
Certified Public Accountant | Business Consultant

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Board of Commissioners
ignite cda
Coeur d'Alene, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of ignite cda, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise ignite cda's basic financial statements and have issued our report thereon dated January 21, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered ignite cda's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of ignite cda's internal control. Accordingly, we do not express an opinion on the effectiveness of ignite cda's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether ignite cda's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS* (CONCLUDED)

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Scott P. Hoover, CPA

Scott P. Hoover, CPA, PLLC
Liberty Lake, WA

January 21, 2026