

1/27/2019

City of Cascade
PO Box 649
Cascade ID, 83611

RE: The River District

Dear Mayor Nissula and Cascade City Council Members,

My name is Heidi Schneider and I write this letter to express my support for the River District project. Over the past 7 years I have spent a large portion of my time in Valley County and the greater Cascade area. While enjoying the community and the amazing people within, I have recognized the lack of housing, moderate education facilities, idle student enrollment numbers, high taxes (compared to other Idaho cities), and absent growth within each. It is my thought that approval of the River District project will help alleviate some of the existing tax deficits while sparking growth and fulfillment of the present housing deficit. I believe this project will end a period of dormancy and will provide a boost that will help local school enrolment and city tax income.

Regards,

Heidi Schneider

Heather Soelberg

From: Annie Myklegard <amyklegard@gmail.com>
Sent: Monday, January 27, 2020 3:45 PM
To: Heather Soelberg
Subject: The River District - Approved

To whom it may concern,

I am writing in favor of The River District. My family has lived and spends a considerable amount of time in Cascade. The River District would be an amazing addition. We have had send friends to stay in Donnelly and McCall due to the lack of available options to stay in Cascade. We, in turn, have spent a lot more time in those areas rather than supporting the Cascade Community. Please approve The River District.

Cascade is a hidden gem and The River District would enhance its shine!

Sincerely,
Annie Myklegard Craig

Heather Soelberg

From: davemyklegard@gmail.com
Sent: Monday, January 27, 2020 2:56 PM
To: Heather Soelberg
Subject: The River District

It will be a big mistake if THE RIVER DISTRICT project is not approved! Why wouldn't a new housing and development project be approved?? Cascade really needs this. Thanks, Dave Myklegard Boise Id.

Sent from my iPhone

Heather Soelberg

From: Cooley, Bryan <bryan.cooley@coastlineequipment.com>
Sent: Monday, January 27, 2020 2:39 PM
To: Heather Soelberg
Subject: The River District

Cascade City Council,

I would like to express my strong support for the proposed "The River District" project before you, and encourage you to approve.

Some of the many reasons I support the proposed project are:

- The need for affordable housing in Valley County.
- Cascade is the gateway to Valley County, and I feel a project such as the proposed, will add to the aesthetic value of the city, and thereby also benefit all of Valley County.
- Expand the tax base of the City of Cascade. Will help with a long time issue the city has faced, with a small tax base and therefore higher tax rates.
- Expanded tax base will allow for, and help pay for much need infrastructure repairs and upgrades within the city.
- The project will allow for many new residents to make Cascade their home. Rather than the city and schools populations steadily decreasing as they have, the project offers an opportunity for responsible growth for the City of Cascade.

I appreciate your time and service, and urge you to approve the proposed project.

Sincerely,

Bryan Cooley
13960 Wrangler Rd
McCall, ID 83638

City of Cascade

PO Box 649

Cascade ID, 83611

RE: The River District

Dear Mayor Nissula and Cascade City Council Members,

For several months now, I have been following the proposed River District development. Having completed several development projects in multiple western states myself, this project is of great interest for so many different reasons. In my recent analysis of local demographics, existing tax levies, local school infrastructure and education standards, I have continued to remain in favor of the project and all the positive community yields that will accompany it. In my mind, negative impacts to the city are non-existent while positive impacts exist throughout.

Should council not approve this project, the indicative repercussions will be catastrophic for the local community and anyone who has the opportunity to enjoy the small town of Cascade. I can not express how important this decision will be for the future of our community. Should this project be denied, it will only spell out the future of city expansion and growth. It will also hold steady existing stagnant tax levies that continue to be some of the highest in the state. Any development company or individual that completes their due diligence process will see this decision and ultimately make the identical decision on whether or not to proceed with their project. These developers or individuals will then move their focus to other towns within the region and ultimately shift all positive affects to neighboring towns and cities.

With this letter I would like to ask for your approval vote and continued support of projects within the town of Cascade. As a concerned citizen, I want to express the importance of this hearing, not only for the project at hand, but for all future projects that will endorse so many positive impacts to our community. Thank you for your consideration of this letter and I look forward to seeing this project being completed.

Sincerely,

Ryan Schneider

Heather Soelberg

From: Ryan Schneider <ryan.schneider@yahoo.com>
Sent: Monday, January 27, 2020 2:56 PM
To: Heather Soelberg
Subject: Letter of Support
Attachments: City of Cascade.docx

Please accept and distribute the attached letter of support for the River District project.

Sincerely,

Ryan Schneider
RSCI, President
Lic 923027
990 W. Waterfront Dr.

P:(707)445-3080
C:(707)496-9969
F:(707)445-3106

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Heather Soelberg

From: Sever, Jason <Jason.Sever@coastlineequipment.com>
Sent: Monday, January 27, 2020 1:53 PM
To: Heather Soelberg
Subject: River District

To whom it may concern;

I would like to send a quick note to lobby support for the River District Annex. This type of development is exactly what Valley County and Cascade needs. It's these types of developments that attract families to the area, provide jobs to hundreds of people in the area during the development and beyond, promotes business to ancillary businesses in the area, creates demand for customer service industries, that in turn employ those wanting to inhabit the area. It's a full circle. In addition, these types of developments, this type of progress is what's needed to generate the needed tax base for infrastructure development so desperately needed in Valley County and the City of Cascade. Forest dollars are disappearing, and the full-time population is decreasing because of lack of opportunity. If you want to attract any companies, create jobs, fix the roads, or upgrade the water/wastewater capabilities, you need a place for people to live. You need a population to generate the revenue. Without progress or growth the area will continue to struggle. As the areas north of Cascade continue to grow and attract tourism, why not capitalize on the moment and create a space for families to move in and set up roots for the future?

Jason Sever

Heather Soelberg

From: Jen Laubhan <jenlaubhan@gmail.com>
Sent: Monday, January 27, 2020 10:45 AM
To: Heather Soelberg
Subject: Approval of "The River District"

Hello Cascade City Council,

I we are 100% in support of "The River District" and we hope you guys approve!

Thank you

January 27, 2020

Cascade City Council

To whom it may concern:

I am writing in support of the The River District in Cascade, Idaho. The lack of available housing in Cascade and Valley County makes it difficult for businesses to thrive and for full time residents to maintain a living. Added housing will help to boost the economy, bringing in additional taxes to help fund sidewalks and paved access ways for children, as well as a number of city improvements.

Enrollment numbers at the schools are down as people just can't find homes; businesses can't find help because potential employees can't find housing. I stayed in Donnelly over the weekend and found the gas station in town is about the only option for food and beverage. The shops all closed due to a lack of available housing.

I hope the Cascade City Council will vote in favor of The River District. Please allow the City of Cascade to stay open.

Tracy Malay
5182 S Latigo Drive
Boise, Idaho 83709

City of Cascade

PO Box 649

Cascade, ID 83611

January 27th, 2020

RE: The River District

Dear Honorable Mayor and Members of the City Council,

As a prominent business owner in the Cascade area I am submitting this letter of support in regards to the "The River District" project which you are slated to hear in front of you tonight. Currently in Valley County there is a shortage of approximately 900 homes to meet current demands of full time and part time residents that currently reside in the area, or intend to move to the area. Donnelly and McCall have continued to experience moderate annual growth while Cascade has remained stagnant. Cascade has one of the highest tax rates in the state of Idaho due to the fact that the tax basis has not expanded all the while costs and inflation has risen. Bottom line, the City of Cascade needs more taxable parcels to help mitigate future tax increases for all who live here.

One of the key components to my business is the employees in which I hire. Over the past several years it has been nearly impossible for me to attract new employees to the area solely due to the housing crisis that we are presently in. I have people wanting to accept positions within my company and move their families to the area but ultimately must decline the offer due to the fact that there is no place to live.

The number of students enrolled in Cascade schools is at all-time lows. It's my opinion that the driving force behind this is the housing shortage. We need students to generate revenue to help keep our school afloat. In order to gain students we need places for people to live who want to reside in our area. Projects like this will be a win for our community and the residents to reside here. I respectfully ask for your vote to approve this project in a timely manner. Thank you for your consideration.

Sincerely,

Wade Olson

City of Cascade
PO Box 649
Cascade, ID 83611

January 27th, 2020

RE: The River District

Dear Honorable Mayor and Members of the City Council,

I am writing this letter to show support for The River District Project. My name is Dusty Hibbard and I own a home in the City of Cascade.

The City of Cascade and Valley County are in desperate need of affordable housing. With the continued growth in Valley County and the need for employment within every local business is hindered as there isn't any available housing and what is available isn't affordable. This PUD Project would give locals the opportunity to purchase homes.

I personally have known the Davis Family for over two decades. Both Josh and Phil Davis are honorable people that truly care about the City of Cascades wellbeing. The family supports the local businesses, Schools and residents. With this PUD in mind, it gives both the Davis Family and The City of Cascade the opportunity to control the growth of the project and build when there is demand. As this project grows it will give continued tax revenue to the City of Cascade, helping improvements to the Schools, roadways, sidewalks, infrastructure, Fire and Police department, etc...

In closing, it is my belief the City of Cascade should be excited for the opportunity to team up with the Davis Family on this project. Having a developer that cares so deeply about the City of Cascade, a family that not only has resided there for several generations, however still resides within the community and supports the town, residents, schools, etc., should be a comfort to the City that there is a team in place that cares immensely about the City they live in and the neighbors they live by and see on a daily basis.

Thank you for your time and consideration,

Sincerely,

Dusty Hibbard

Dusty Hibbard