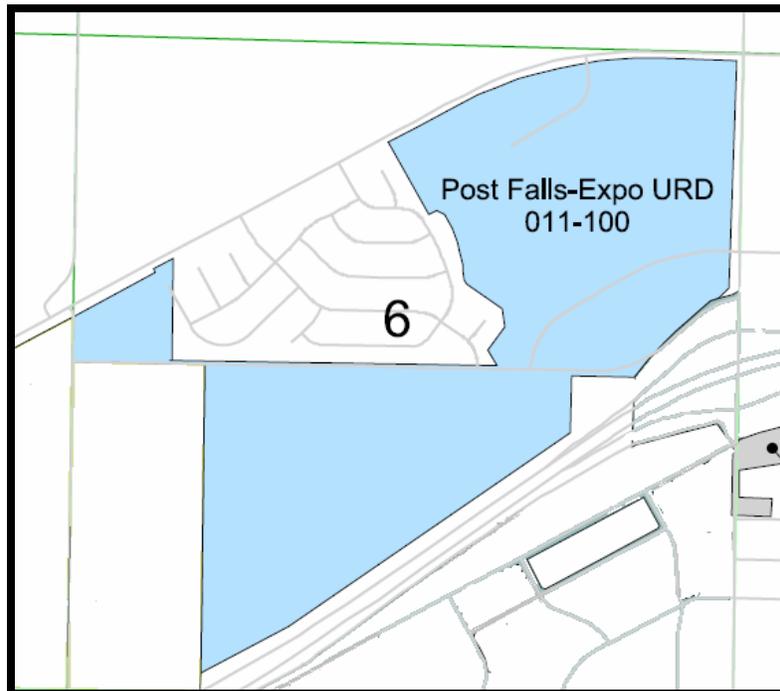


Post Falls Urban Renewal Agency

EXPO

District Review Committee Report



Date

August 2012

Committee Members:

Tim Short, Chair
Bobbi Rollins
Samantha Babich
Larry Carstensen, Alternate

TABLE OF CONTENTS

	<u>Page</u>
A. District Review Committee Goals.....	1
B. District Review Methodology.....	1
C. District Summary	1
D. Creation of District	1
E. Plan Purpose and Goals.....	2
F. Proposed Development Actions and Goals.....	2
G. Job Creation	3
H. Financial Impact	3
I. Findings.....	4

**Expo District
District Review Committee Report
August 2012**

A. District Review Committee Goals

1. Update the Post Falls Urban Renewal Agency Commissioners on the status of the Expo district;
2. Summarize insights gained with the district review process; and
3. Establish a benchmark for progress and future reviews of the district.

B. District Review Methodology

This review was completed through an evaluation of the district plan, a history of activities completed to date and consideration of future potential activities in the district.

C. District Summary

Creation and Term	2001 for 20 years, ending 2021
Size	236.7 acres
Base assessed value	\$ 4,716,720
Current (2011) assessed value	\$ 17,390,333

D. Creation of District

The District was formed by City Ordinance #990, which was later replaced by Ordinance #1011, as the legal description in #990 was not correct. Date of adoption of the plan and tax revenue allocation area was November 6, 2001.

The Expo District competes against Washington State as a viable commerce park, and although in close proximity to the Riverbend Commerce Park, is not directly competitive as it is focused on different segments of the industrial market. Riverbend Commerce Park is a "higher end" project appealing to established larger companies and/or companies that are related to research and the University of Idaho Research Park; whereas, Expo is directing its marketing to the smaller user who is cost sensitive and typically not a larger corporation.

The district is located slightly more than one mile from the Washington state border, was annexed to the City of Post Falls in 1993, and the project area was determined to be a competitively disadvantaged border community area, under Idaho Code 59-2901 et seq.

There are 24 lots that have been sold out of a total of 42 in the commerce park area in the northeast section of the district. The remaining area includes two large parcels, one of 58.5 acres and one of 99 acres, both of which could be platted to smaller parcels as future development occurs.

E. Plan Purpose and Goals

The District was created with the following purposes and major goals:

- To stimulate the development of industrial expansion in this section of the City of Post Falls;
- To enhance this site for industrial and manufacturing development and expansion;
- To improve public infrastructure and public facilities for the benefit of the immediate area;
- To enhance and improve transportation routes for the benefit of area business, tourism and an industrial center;
- To support the creation of industrial and manufacturing job opportunities for the residents of Post Falls and visitors.

F. Proposed Development Actions and Costs:

The original District Plan contemplated several construction or public infrastructure improvement projects. The District Plan was modified through a Settlement Agreement in 2007, allowing the Proponent more flexibility in determining the timing of completion of portions of the various planned improvements.

The planned projects and completion status are as follows:

<u>Project</u>	<u>Completion</u>
Keystone Way (Innovation Way)	100%
Seltice Way	90%
Expo Parkway (Phase I)	100%
Jacklin Road	10%
Beck Road	-0-%
Regional Sewer Lift Station	100%

Of the \$4,702,827 initial estimate of costs, work totaling \$1,649,337 has been completed and approved for reimbursement. To date, \$1,099,120 has been reimbursed to the proponent from tax increment collected.

Other Public Uses Possibly Provided For

- Park and recreational facilities
- Educational and fraternal facilities
- Philanthropic, religious and charitable institutions
- Utilities
- Governmental facilities

Facilities of other organizations or associations consistent with normal uses in a commercial type business area

G. Job Creation

To date the following jobs have been created in the Expo District:

Business	Address	# of Employees
Main Stream Electric	890 N. Innovation Way	10
A & R Electric	933 N. Innovation Way	1
Burke's Restoration	955 N. Innovation Way (Ste. B)	10
Specialty Construction	991 N. Innovation Way	50
Gorton Siding & Remodels	1036 N. Innovation Way	6
Active Electronics Const.	1111 N. Innovation Way	10
3 V Plumbing	1200 N. Innovation Way	9
Star West Satellite	1289 N. Innovation Way	30
Summit Mold, Inc. (LSE)	4300 W. Seltice Way	16
Living Stone	4392 W. Seltice Way	4
Anything Goes	4470 W. Seltice Way (Ste. A)	1
Mike's Mechanical Repairs	4470 W. Seltice Way (Ste. D)	1
All West Testing & Engineering	4470 W. Seltice Way (Ste. E)	2
Wood Mill Cabinets	4610 W. Seltice Way	4
Love's Travel Stop	4208 W. Expo Parkway	<u>44</u>
		198

H. Financial Impact

1. The initial base value for this district was \$4,716,720, with the current value at \$17,390,333. The current assessed value is 3-1/2 times the original base value.
2. Actual annual tax revenue received through 2011 and the projection for this district is as follows:

2004	15,936		2013	276,941
2005	18,654		2014	299,429
2006	51,079		2015	325,330
2007	106,733		2016	346,801
2008	178,333		2017	369,690
2009	285,924		2018	394,090
2010	274,871		2019	420,100
2011	242,314		2020	447,826
2012	261,068		2021	477,383

3. From creation of the plan to June 30, 2012, tax increments received total \$1,324,293.

I. Findings

Although some businesses have left, new businesses have opened. The total number of employees has increased by 11 since 2009.

The Committee recently met with Jim Watson who indicated that there is currently a shortage of available buildings in Post Falls and the surrounding area that are over 5,000 sq. ft. Regarding the impact of the Beck Road Interchange project, Mr. Watson indicated that he is already receiving inquiries for parcel lease and/or purchase from several entities, including food, manufacturing and warehousing. There has now been a permit issued for a 7800 sq. ft. surgical facility that will provide for 5 to 8 full time jobs, plus surgeons who will come to the facility to perform operations but will have offices elsewhere.

Overall impact on the development of Expo will come from completion of the Beck Road interchange, marketing efforts of Four Square Properties on the Center Point District, and the marketing and development work of Mr. Watson on the Expo District.

The Committee feels that with the changes in the market and the remaining area to be developed in the District there is opportunity to work with the proponent for a more concentrated focus on specific types of business to enhance the District.