



Post Falls Urban Renewal Agency
March 20, 2025 Meeting
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Meeting Minutes, February 20, 2025
 - b. Finance & Policy Committee Minutes, February 27, 2025
 - c. Payables
 - d. Bank Activity Report
 - e. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Fleischman
 - c. Communications, Property & Personnel - Clemensen
6. Citizen Comments
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
7. Unfinished Business
8. New Business
 - a. Millworx/North Mill One Project Update – A&A Construction, Inc. (Downtown District)
9. Staff Report and Updates
10. Commissioner Comments
11. Chairman Comments
12. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

POST FALLS URBAN RENEWAL MINUTES

March 20, 2025

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jamè Davis called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Melissa Hjeltness, Len Crosby, Pat Leffel, Christi Fleischman and Collin Coles. Commissioner Clemensen was absent. Counselor Pete Bredeson was also present. Coles led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, February 20, 2025

Item B is the Finance & Policy Committee Meeting Minutes, February 27, 2025

Item C is the payables for this month totaling \$12,663.71.

Item D is the Bank Activity Report which shows total funds in all accounts of \$3,736,015.48 and accrued interest for the month of \$9,269.91.

Item E is the financial reports as of February 28th.

Approval of the consent calendar will authorize a transfer of \$12,663.71 to the First Interstate Checking Account for the monthly payables and \$9,269.91 accrued interest to the General Fund

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Leffel. Roll Call Vote: Fleischman – Aye; Coles – Aye; Hjeltness – Aye; Leffel – Aye; Crosby – Aye; Davis – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby: The committee met on February 27, 2025, to review the draft Warren Playfield Project Funding Agreement and review Agency Policy #1. The monthly review of February's financial reports and statements was also completed.

District Review – Fleischman: Nothing to report

Communication, Property and Personnel – Leffel: Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Millworx/North Mill One Project Update – A&A Construction, Inc. (Downtown District). An update presentation on the Millworx Project in the Downtown District was given by Brad Marshall, JUB Engineering. Also in attendance was Ryan Ruffcorn, A&A Construction, and Cole Henderson of JUB.

Commissioner Crosby complimented those representing the project on their accomplishments to date. He noted the project is representative of the success our community has when working with local and regional developers that understand the area, have been here a long time, and can be expected to be here in the future. The clear communication that has taken place has been greatly appreciated. Marshall emphasized that the project has included a lot of public infrastructure that has been constructed with local contractors, local suppliers, and local labor. Chairman Davis affirmed Crosby's comments as did the other members of the Commission.

STAFF REPORT

The 2024 Annual Report of the Agency was presented to the Post Falls City Council on March 4, 2025. The provision of the report was legally noticed in the CdA Press on March 5, 2025, as required by Idaho Code. It has also been submitted to Transparent Idaho as required.

The Driggs Urban Renewal Agency is preparing to close their first district and contacted the office asking for assistance. Johns spoke with their Executive Director and provided examples of the Agency's supporting documentation for closing a district.

Commissioner Hjeltness and Johns met with representatives of the Horn Mixed-Use Project, located at 102 E 2nd Ave (Downtown District) to discuss the content of their project and the potential for urban renewal support. They are in the process of accumulating cost estimates to submit with the Project Questionnaire.

A representative of TW Clark Construction contacted the office to inquire about potential urban renewal funding support for city required frontage improvements associated with a multi-family project on the corner of 2nd Ave and Frederick St. A Project Questionnaire and copy of Agency Policy #7 has been provided to them for their consideration.

Johns attended an ICRMP Webinar titled *Cyber Defense Strategies: Tackling Dark Web, Phishing, and Financial Scams*. It was very informative with the 3 main take-a-ways being: Identify your sensitive data; Methods to spot phishing attempts; Question/verify every financial request directly with known contacts.

COMMISSIONER COMMENTS

Crosby asked Johns if any questions were asked at the conclusion of the Agency's 2024 Annual Report to the City Council. Johns responded that no questions were asked. He thanked Johns for assisting Driggs Urban Renewal Agency and asked for an update on the status of the Eagles project in the Downtown District. Johns stated that a request for project cost information was made at the last Commission Workshop. Johns visited the project site a couple of weeks ago seeking the information. At that time the project's general contractor said they were working on it. Johns sent an email one week ago requesting the cost information again. They're still working on it according to the response

received. Crosby asked if the office had been contacted about further development in the Post Falls Landing project area. Johns answered that no inquiries have been made for that area.

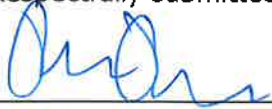
CHAIRMAN COMMENT

None

ADJOURNMENT

Davis asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Hjeltness. All in favor by voice vote. Meeting was adjourned at 9:30 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jame Davis, Chairman