



Post Falls Urban Renewal Agency
July 18, 2024 Meeting Agenda
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. Finance & Policy Committee Meeting Minutes, June 17, 2024
 - b. District Review Committee Meeting Minutes, June 20, 2024
 - c. Commission Meeting Minutes, June 20, 2024
 - d. Commission Workshop Minutes, July 10, 2024
 - e. Payables
 - f. Bank Activity Report
 - g. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Coles
 - c. Communications, Property & Personnel - Hjeltness
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
 - a. Second Addendum to OPA, A&A Construction (Downtown District) **ACTION ITEM**
8. New Business
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
Finance & Policy Committee**

June 17, 2024 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Len Crosby called the meeting to order at 9:03 a.m. Present in addition to Crosby were Commissioner Christi Fleischman and Executive Director Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Financial Statement Review. Johns provided an increment revenue projection for each district based on preliminary 2024 assessment values (pre-BOE) determined from an analysis of the initial 2024 Assessment Rolls (regular real property, personal property) and an estimated 2024 URD levy rate. Updates of the current district fund balances, district obligations, interest revenue, and 24-month cash flow projection were also provided.

FY2025 Budget Review – Schedule Budget Workshop. Budgeted and actual operating expenses for fiscal years 2021 to the present were provided. Johns presented the latest FY25 operating expenses projections with particular focus being provided on employee compensation (per Communications, Property & Personnel Committee recommendation), computer software cost increases, and proposed marketing & education costs. Nearly all FY2025 operating expenses are anticipated to be offset by interest revenue based upon recent and projected fund balances and interest rates. Discussion by the committee resulted in no further adjustments to the proposed FY2025 budget. The committee recommended that Johns schedule the Agency's FY2025 Budget Workshop on July 9, 2024, according to the availability of the Commission members. Commissioner Fleischman made a motion to recommend the proposed budget to the full Commission and schedule the workshop on July 9, 2024, seconded by Commissioner Clemensen via Commissioner Crosby, as proxy, as provided for by Clemensen prior to the meeting. All in favor by voice vote. Motion carried.

Agency Policy#7 & Agency OPA Revisions – Minor/Small Project Funding. Revisions to the Policy and OPA were presented for discussion. Johns proposed the inclusion of language that would provide a definition, or limit, as to what makes a minor/small project. Commissioner Crosby recommended defining a maximum of \$250,000 increment tax funding support for minor/small projects as this amount should provide adequate assistance to such projects while not significantly diminishing the ability to provide reimbursement of major infrastructure projects within a district. Commissioner Fleischman voiced that this process would provide needed support to the owners/developers of smaller projects and addresses the issue as previously discussed and affirmed by the Post Falls City Council. Further discussion identified the need to clarify if this funding mechanism establishes a "reserve" fund for minor/small projects, or if the funding only occurs when a qualifying project has been approved, and continues only for the duration of an approved reimbursement obligation. The current revision of the Agency OPA document was deemed sufficient to move forward with. Johns will work with legal counsel to revise Agency Policy #7 and present a revised draft of the policy, together with the revised OPA, to the full Commission for discussion at the July 9, 2024 Commission Workshop.

ADJOURNMENT

Commissioner Fleischman made a motion to adjourn, seconded by Crosby. All in favor by voice vote. Motion carried.

Meeting was adjourned @ 10:18 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Len Crosby, Chairman

**POST FALLS URBAN RENEWAL
District Review Committee**

June 20, 2024 – Post Falls City Hall – Council Chambers Ante-room

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 8:15 a.m. Present in addition to Coles were Commissioner Melissa Hjeltness, Commissioner Pat Leffel and Executive Director Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Engineer's Estimate of Project Costs – Millworx Project, Downtown District. The original engineer's estimate of costs for the roundabout at Idaho St./4th Ave. were included into the Owner Participation Agreement with A&A Construction via the First Addendum to the OPA, approved in December 2023. Director Johns provided the committee members with copies of the revised engineer's estimate of project costs including the public art component. Commissioner Coles questioned the reimbursement of public art based on previous agency policy revisions. Johns clarified that "Public Art" remained as a project in the District Plan. Coles wanted to know if it had to be, "commission approved public art or something like that" according to policy. Johns answered that there had been no such revision to policy. Coles recalled removing public art from agency policy due to its subjectivity. Commissioner Hjeltness highlighted several items included in the estimated costs and sought clarification of the review process undertaken by the Agency to ensure the costs were necessary and reasonable. Johns explained that all the components of the construction project were according to design plan requirements reviewed and approved by the City. Furthermore, the as-built components, quantities and costs would be verified by the Agency's consulting engineers once construction was completed and reimbursement was being sought. Only approved, constructed and verified reasonable costs can receive approval for reimbursement. After further questions and discussion the committee recommended to have the revised cost estimates, including the public art component, included in a Second Addendum to the Owner Participation Agreement for consideration by the full Commission.

Minor/Small Project Funding – Agency OPA Revision. The proposed revision of the Agency Owner Participation Agreement is intended to accompany the implementation a Minor Project reimbursement concept being considered as part of a revision to Agency Policy #7 – Reimbursement from Tax Increment. The proposed revision to the OPA simply includes within Section 6.2 (reimbursement priority) the reimbursement of minor projects. Commissioner Coles outlined his intended concept of minor project support which is distinctly different than the current proposal. Coles would like to discuss a concept that calculates what proportion of the all the projects listed in a district plan are for non-site-specific projects (such as sidewalks, curbing, etc. along sections of public right-of-way, upsizing of lines, mains, etc.) critical to the success of the district that are unlikely to be completed by a proponent/developer. The resulting percentage of these kinds of projects would serve as an indicator of what would then be "reserved" from estimated increment tax revenues to fund their construction. A proponent/developer would be aware at the outset what percentage of increment tax revenue would not be available to them for reimbursement of their projects. Any unused minor project funds available toward the end of the district term could be released for other approved reimbursables within the plan. This concept wouldn't apply to URD's where the proponent is responsible for all the planned improvements, like the closed Expo District. The concept would require more work during the design

and implementation of a district but it would provide the opportunity to complete projects within a district that aren't the responsibility of a proponent/developer. The committee would like to discuss the concept further at the upcoming commission workshop.

ADJOURNMENT

Meeting was adjourned @ 8:55 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Collin Coles, Chairman

POST FALLS URBAN RENEWAL MINUTES

June 20, 2024

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

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

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

Johns announced that City Engineer Bill Melvin retired effective Friday, June 14, 2024. Rob Palus has been promoted to the position of City Engineer.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, May 16, 2024

Item B is the payables for this month totaling \$7,209.75.

Item C is the Bank Activity Report which shows total funds in all accounts of \$2,667,953.79 and accrued interest for the month of \$6,330.20.

Item D is the Financial Reports as of May 31st.

Approval of the consent calendar will authorize a transfer of \$7,209.75 to the First Interstate Checking Account for the monthly payables and \$6,330.20 accrued interest to the General Fund

Crosby asked for a motion to approve the Consent Calendar as presented and discussed. Commissioner Coles made the motion, seconded by Leffel. All in favor by voice vote. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby: Met on June 17th to review the FY2025 budget and recommended scheduling a Budget Workshop on July 9, 2024, according to the availability of the Commission members. Also reviewed interest earnings to date on funds in the Local Government Investment Pool accounts which are averaging 5.25% for the year. The income being received is largely offsetting the Agency's operating expenses. In August we will publish the budget for public review and will hold a public hearing on the budget as part of the August 15, 2024, Commission meeting.

District Review – Coles: Met this morning and discussed the Millworx Project engineer's estimated costs as well as revisions to the Agency's OPA to include smaller projects. The committee consensus was to have additional commission discussion on the estimated costs and the funding of smaller projects at the upcoming workshop.

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

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

STAFF REPORT

The Agency has provided the State Tax Commission with the status of our urban renewal districts as required annually by June 1st.

According to Bob Seale, Community Development Director, the Community Development Department by way of the Planning Division is taking a multipronged approach to the Comp Plan update. RFP's for a Fiscal Impact Analysis and a Housing Needs Assessment have been issued. These two reports/studies will help inform the content of the Comp Plan as it relates to the Housing Section and the overall development strategy to be implemented by the city. The two RFP's were set to close June 17th. A multi-departmental committee will review the Proposals and make a recommendation to Council for approval. Once the two studies are underway, the City will issue a 3rd RFP seeking a Comp Plan consultant to bring on and ultimately tie in the FIA and HNA studies into the updated Comp Plan. It was noted in the RFP's for the FIA and HNA that the selected consultant would be expected to coordinate their findings with the selected Comp Plan consultant. The first two studies are expected to kick off late summer and the Comp Plan RFP to go out in September. Crosby asked if a timeframe had been given for completing the preliminary studies. Johns replied that he would have to look into it and report back to the Commission. Crosby stated that outcome of the studies would be very useful in determining future goals for urban renewal.

Idaho County's Risk Management Program (aka ICRMP) annual insurance premium for FY2025 is going up 20% to \$4,192 as a result of increases in claims costs, property values, and the difficult reinsurance market. This change of costs will be reflected in the proposed FY25 budget to be discussed at during the Budget Workshop on July 9th.

A message received from Jeff Bornholdt, of GVD Partners, in the Post Falls Technology District, informs that they are pushing hard towards the completion of the public improvements this summer, or early fall, and anticipate seeking reimbursement shortly after receiving the City's acceptance of the completed work – possibly as early as August.

In the Downtown District the construction of the Idaho/4th roundabout is progressing quickly with the completion of the work expected in July. A revised engineer's estimate of costs that includes the public art component has been considered by the District Review Committee and will proceed for review by the full commission, as part of an addendum to the OPA with A&A Construction, at the upcoming Commission Workshop scheduled for July 9th. Crosby asked if the initial request for reimbursement in the Post Falls Technology District would include the Prairie/Fennecus roundabout or work on the commercial development site. Johns replied the reimbursement is expected to be associated with the Prairie/Zorros roundabout and frontage improvements along Prairie, and possibly the public right-of-way within their development boundary. Commissioner Leffel asked if the agency had a projection on the

amount of reimbursement to be requested in the Post Falls Technology District. Johns responded the amount isn't known. The Agency does have estimated project costs from 2018-2019 but those numbers are very dated.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

None

ADJOURNMENT

Crosby asked for a motion to adjourn. Commissioner Clemensen made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:14 am.

Respectfully submitted,

Joseph Johns, Executive Director

~~Jamè Davis, Chairman~~ Len Crosby, Treasurer

POST FALLS URBAN RENEWAL MINUTES

Workshop Minutes

July 10, 2024 – Post Falls Police Department – Community Room

CALL TO ORDER, ROLL CALL

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 Eric Clemensen, Len Crosby, Melissa Hjeltness and Collin Coles. Also present was Pete Bredeson via on-line conferencing.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

BUDGET WORKSHOP. Johns presented the proposed FY 2025 Budget. After discussion Commissioner Crosby made a motion to approve the proposed budget as presented and advertise the August 15th Budget Hearing in the press on August 1st & 8th. Motion seconded by Coles. Roll Call Vote: Hjeltness – Aye; Clemensen – Aye; Crosby – Aye; Coles – Aye; Davis – Aye. Motion carried.

SECOND ADDENDUM TO OWNER PARTICIPATION AGREEMENT DISCUSSION. The Second Addendum to the OPA with A&A Construction, drafted by Counselor Bredeson, includes updated engineer's cost estimates for the Idaho/4th roundabout that were made part of the agreement with the First Addendum. It also includes the engineer's estimated costs for the public art located within the roundabout. Commissioner Crosby asked Johns for clarification about whether the changes pertained to agency policies or only the OPA with A&A Construction. Johns responded that public art remained as a distinct project with the district plan even though the Commission had removed "public art" from the language used in prior revisions to Agency Policy 7. Counselor Bredeson stated the Second Addendum to Agency Policy 7, executed in 2022, took the public art language out of the policy but the Third Addendum to the policy, approved later in 2022, supersedes the prior addendum and allows for one-hundred percent reimbursement for mixed-use projects in the district plan. Furthermore, since public art is listed in the district plan the agency can reimburse for it. Commissioner Coles stated his prior understanding was that the agency would no longer participate with public art projects due to the subjectivity of the topic, but if the changes to agency policy superseded, he was fine with it. Crosby asked if the city has a Public Arts Commission. The general response was that there is not. Johns clarified that the current public art selection process was conducted by city staff. Their recommended project was then presented to, and approved by, the City Council. Commissioner Clemensen asked if the engineer's estimate of project cost for the public art component was the actual cost. Johns responded that it was the estimated amount and the final reimbursable costs would be clarified by the actual invoiced amounts provided during the reimbursement process. Crosby sought clarification that the addendum being discussed pertained only to the agreement with A&A Construction and not agency policy. Johns responded that was correct. Johns will include the Second Addendum to the OPA with A&A Construction on the agenda for the July 18, 2024, Commission meeting.

AGENCY POLICY #7 REVISION. The policy has been revised to include paragraph "F" for the purpose of providing a basis for tax increment funding support for smaller/minor projects that are not associated with the major development projects typical of a district. The Finance & Policy Committee considered this subject at their June 17, 2024, meeting and recommended it be forwarded to the full commission. Commissioner Coles would like for funding of these types of projects considered in greater detail during the planning stages

of district. At that time a corresponding availability for funding support would be specified within the district plan document. Commission discussion concluded the current proposed revision would be effective in the near term, while the overall concept should be a subject for future workshop discussions when considering the implementation of future districts. Chairman Davis asked for a motion to approve the revised policy, either as-is or with edits. Crosby made a motion to approve the revised policy as-is. Coles seconded the motion, with clarification that the issue should be discussed further in the future. Chairman Davis asked for roll call vote: Clemensen – Aye; Hjeltness – Aye; Coles – Aye; Crosby – Aye; Davis – Aye. Motion carried.

AGENCY OPA REVISION. The revision to the Agency’s OPA document corresponds directly to the revision of Agency Policy #7 pertaining to the tax increment funding support for minor projects. Counselor Bredeson revised Section 6 – Reimbursement of Participant Advances to address the potential for, “... reimbursement of minor projects selected and approved by the Agency that promote District Plan objectives ...”. Commissioner Coles reiterated his desire to further develop the concept in partnership with the City, and with the purpose of having it as part of a district plan development process. Clemensen suggested the language in the OPA match the language used in the revised agency policy. Johns clarified that he had asked Counselor Bredeson that very question during a prior conversation. Counselor Bredeson had recommended the OPA not include the level of detail provided for in the policy. Clemenson made a motion to approve the OPA revision as written. Seconded by Crosby. Chairman Davis asked for roll call vote: Coles – Aye; Davis – Aye; Hjeltness – Aye; Crosby – Aye; Clemensen – Aye. Motion carried.

STAFF REPORT

Johns reported providing a presentation on urban renewal to the Board of the CdAEDC on July 2nd. The presentation addressed basic Idaho urban renewal information as well as the accomplishments and current activities of the Post Falls Urban Renewal Agency.

Work on updating the agency’s tri-fold information handout/brochure is continuing with the guidance of Commissioner Fleischman. The brochure is intended for use at public events and to address inquiries about urban renewal.

COMMISSIONER COMMENTS

Commissioner Crosby tasked Director Johns to pursue a presentation to the member of the Chamber of Commerce before the end of the year, focusing on what urban renewal has done and is trying to do in Post Falls. Commissioner Clemensen agreed and suggest there are additional local groups that could be presented to as well. Commissioner Coles suggested scheduling a meeting of the District Review Committee and inviting the newly appointed City Engineer, Rob Palus.

ADJOURNMENT

The workshop was adjourned at 10:16 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Jamè Davis, Chairman

10:05 AM

07/15/24

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of July 18, 2024

| Type | Date | Num | Due Date | Aging | Open Balance |
|--------------------------------------|------------|------------|------------|-------|---------------|
| Bredeson Law Group | | | | | |
| Bill | 07/14/2024 | 1198 | 08/13/2024 | | 825.00 |
| Total Bredeson Law Group | | | | | 825.00 |
| Canon Solutions America, Inc. | | | | | |
| Bill | 07/01/2024 | 6008563605 | 07/31/2024 | | 3.70 |
| Total Canon Solutions America, Inc. | | | | | 3.70 |
| TOTAL | | | | | 828.70 |

PAYROLL 6,375.73

7,204.43

Bank Activity Report

June 2024

Cash Section

Checking: First Interstate

| | | | |
|--------------------|----|-------------|-----------|
| Beginning Balance | | \$ | 10,750.85 |
| Deposits | \$ | 31,762.97 | |
| Withdrawals | \$ | (31,719.72) | |
| Ending Balance | | \$ | 10,794.10 |
| Outstanding Checks | \$ | (1,333.77) | |
| Account Balance | | \$ | 9,460.33 |

Idaho Central CU - Savings

| | | | |
|-------------------|--|----|-------|
| Beginning Balance | | \$ | 25.00 |
| Interest | | | |
| Ending Balance | | \$ | 25.00 |

Investment Section

LGIP General Fund 1829

| | | | |
|----------------------|----|------------|--------------|
| Beginning Balance | | \$ | 1,195,633.00 |
| Contributions | \$ | 11,586.62 | |
| Withdrawals | \$ | (7,209.75) | |
| Ending Balance | | \$ | 1,200,009.87 |
| Outstanding Transfer | | | |
| Account Balance | | \$ | 1,200,009.87 |

LGIP Capital Improvements 1910

| | | | |
|----------------------|----|------------|--------------|
| Beginning Balance | | \$ | 1,462,835.90 |
| Contributions | \$ | 30,882.98 | |
| Withdrawals | \$ | (6,330.20) | |
| Ending Balance | | \$ | 1,487,388.68 |
| Outstanding Transfer | | | |
| Account Balance | | \$ | 1,487,388.68 |

Total Funds All Accounts:

\$ 2,696,883.88

June

| | Interest |
|------------------------|--------------------|
| State Pool - LGIP 1910 | <u>\$ 6,354.13</u> |
| Total | \$ 6,354.13 |

Post Falls Urban Renewal Agency - In-House

Balance Sheet

As of June 30, 2024

| | Jun 30, 24 |
|---------------------------------------|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| First Interstate Bank- Checking | 9,460.33 |
| LGIP1829-General Fund | 1,200,009.87 |
| LGIP1910-Capital Improvements | 1,487,388.68 |
| Savings - Idaho Central CU | 25.00 |
| Total Checking/Savings | 2,696,883.88 |
| Other Current Assets | |
| Accounts Receivable - Taxes | 7,075.00 |
| FMV - State Investment Pool | 4,184.00 |
| Interest Receivable | 15,308.00 |
| Prepaid Insurance | 3,544.00 |
| 63410 · Lease Interest | 310.00 |
| 63420 · Lease Principal | 7,680.00 |
| Total Other Current Assets | 38,101.00 |
| Total Current Assets | 2,734,984.88 |
| TOTAL ASSETS | 2,734,984.88 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Accrued Vacation Payable | 1,781.65 |
| Deferred Increment Revenue | 5,780.00 |
| 24000 · Payroll Liabilities | |
| ID- Unemployment Payable | -0.03 |
| 24000 · Payroll Liabilities - Other | 3,105.59 |
| Total 24000 · Payroll Liabilities | 3,105.56 |
| Total Other Current Liabilities | 10,667.21 |
| Total Current Liabilities | 10,667.21 |
| Total Liabilities | 10,667.21 |
| Equity | |
| Committed Fund Balance | 1,349,484.00 |
| Nonspendable Fund Balance | 3,544.00 |
| 32000 · Unrestricted Net Assets | 1,135,228.88 |
| Net Income | 236,060.79 |
| Total Equity | 2,724,317.67 |
| TOTAL LIABILITIES & EQUITY | 2,734,984.88 |

Post Falls Urban Renewal Agency - In-House

Profit & Loss

June 2024

| | Jun 24 | Oct '23 - Jun 24 |
|---------------------------------------|------------------|---------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Downtown District | 8,485.84 | 380,106.27 |
| Interest | 11,587.06 | 108,808.81 |
| Pleasant View District | 0.00 | 5,888.37 |
| Post Falls Technology District | 16,066.94 | 640,461.38 |
| Total Income | 36,139.84 | 1,135,264.83 |
| Gross Profit | 36,139.84 | 1,135,264.83 |
| Expense | | |
| Audit | 0.00 | 10,290.00 |
| Bank Charges | 0.00 | 17.00 |
| Computer Software | 516.21 | 1,255.21 |
| Contingency | 0.00 | 300.00 |
| District Payments | 0.00 | 812,256.58 |
| Engineering Services | 0.00 | 4,000.00 |
| Meetings | 0.00 | 120.31 |
| Office Equipment | 0.00 | 1,513.67 |
| Voided Check | 0.00 | 0.00 |
| Website Design, Hosting & Maint | 0.00 | 349.95 |
| 62140 · Legal Fees | 275.00 | 4,500.00 |
| 62150 · Other Contract Services | 0.00 | 845.00 |
| 62890 · Rent | 0.00 | 7,990.00 |
| 65020 · Postage, Mailing Service | 0.00 | 66.00 |
| 65030 · Printing and Copying | 2.56 | 163.37 |
| 65040 · Office Supplies | 0.00 | 152.34 |
| 65050 · Telephone, Telecommunications | 0.00 | 346.56 |
| 65110 · Advertising & Legal Notices | 0.00 | 57.58 |
| 65120 · Insurance | 0.00 | 183.00 |
| 65150 · Dues & Memberships | 0.00 | 300.00 |
| 66000 · Payroll Expenses | 3,666.72 | 54,497.47 |
| Total Expense | 4,460.49 | 899,204.04 |
| Net Ordinary Income | 31,679.35 | 236,060.79 |
| Net Income | 31,679.35 | 236,060.79 |

Fund Reconciliation:

6/30/2024

QB

| | | | | |
|-----------------------------|------------|----|--------------|------------------------|
| First Interstate - Checking | GF | \$ | 9,460.33 | |
| LGIP - 1829 | GF | \$ | 1,200,009.87 | |
| LGIP - 1910 | CIP | \$ | 1,487,388.68 | |
| Savings - Idaho Central CU | GF | \$ | 25.00 | |
| Total | | | | \$ 2,696,883.88 |

FUNDS

| | | | | |
|--------------------------|------------|----|--------------|------------------------|
| General Fund | GF | \$ | 1,209,495.20 | |
| Capital Improvement Fund | CIP | \$ | 1,487,388.68 | |
| Total | | | | \$ 2,696,883.88 |

C.I. Fund Allocation:

| | | |
|---------------|----|---------------------|
| Pleasant View | \$ | (42,831.36) |
| Downtown | \$ | 29,269.01 |
| PF Technology | \$ | 1,500,951.03 |
| | \$ | <u>1,487,388.68</u> |

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

| | <u>Pleasant View</u> | <u>Downtown</u> | <u>PF Tech Dist.</u> | <u>Total</u> |
|------------------------------|----------------------|-------------------|----------------------|---------------------|
| <i>Termination Date</i> | <i>2041</i> | <i>2041</i> | <i>2038</i> | |
| Sep-23 | - | 1,652.55 | - | 1,652.55 |
| Oct-23 | - | 832.79 | 354.87 | 1,187.66 |
| Nov-23 | - | 106.66 | - | 106.66 |
| Dec-23 | - | 9,148.03 | 23,423.07 | 32,571.10 |
| Jan-24 | 5,559.09 | 278,640.66 | 487,534.42 | 771,734.17 |
| <i>Reimbursement</i> Feb-24 | 329.28 | 62,109.12 | 63,860.59 | 126,298.99 |
| Mar-24 | - | 2,060.98 | - | 2,060.98 |
| Apr-24 | - | 1,920.72 | 5,841.98 | 7,762.70 |
| May-24 | - | 16,801.47 | 43,379.51 | 60,180.98 |
| Jun-24 | - | 8,485.84 | 16,066.94 | 24,552.78 |
| Jul-24 | | | | - |
| Aug-24 | | | | - |
| Sep-24 | | | | - |
| Total YTD | 5,888.37 | 381,758.82 | 640,461.38 | 1,028,108.57 |
| Approved Obligation | - | 6,035,511.02 | - | 6,035,511.02 |
| Obligation Balance @ 6/30/24 | - | 5,223,254.44 | - | 5,223,254.44 |
| Carry over @ 6/30/24 | (42,831.36) | 29,269.01 | 1,500,951.03 | 1,487,388.68 |

Post Falls Urban Renewal Agency - In-House
Profit & Loss Budget vs. Actual
October 2023 through June 2024

| | Oct '23 - Jun 24 6 Month Actual | 2023-24 Total Budget | 2023-24 Balance | % of 12 Month Budget |
|---------------------------------------|--|---------------------------------|------------------------|---------------------------------|
| Expense | | | | |
| Audit | 10,290.00 | 8,750.00 | -1,540.00 | 117.6% |
| Bank Charges | 17.00 | 0.00 | -17.00 | 100.0% |
| Computer Software | 1,255.21 | 829.00 | -426.21 | 151.41% |
| Engineering Services | 4,000.00 | 9,600.00 | 5,600.00 | 41.67% |
| Meetings | 120.31 | 240.00 | 119.69 | 50.13% |
| Office Equipment | 1,513.67 | 1,900.00 | 386.33 | 79.67% |
| Website Design, Hosting & Maint | 349.95 | 1,250.00 | 900.05 | 28.0% |
| 62140 · Legal Fees | 4,500.00 | 25,000.00 | 20,500.00 | 18.0% |
| 62150 · Other Contract Services | 845.00 | 1,000.00 | 155.00 | 84.5% |
| 62840 · Computer Repair & Maintenance | 0.00 | 585.00 | 585.00 | 0.0% |
| 62890 · Rent | 7,990.00 | 7,990.00 | 0.00 | 100.0% |
| 65020 · Postage, Mailing Service | 66.00 | 63.00 | -3.00 | 104.76% |
| 65030 · Printing and Copying | 163.37 | 300.00 | 136.63 | 54.46% |
| 65040 · Office Supplies | 152.34 | 375.00 | 222.66 | 40.62% |
| 65050 · Telephone, Telecommunications | 346.56 | 320.00 | -26.56 | 108.3% |
| 65110 · Advertising & Legal Notices | 57.58 | 900.00 | 842.42 | 6.4% |
| 65120 · Insurance | 183.00 | 3,713.00 | 3,530.00 | 4.93% |
| 65150 · Dues & Memberships | 300.00 | 800.00 | 500.00 | 37.5% |
| 66000 · Payroll Expenses | 54,497.47 | 76,644.00 | 22,146.53 | 71.11% |
| Contingency | 300.00 | 5,000.00 | 4,700.00 | 6.0% |
| Total Expense | 86,947.46 | 145,259.00 | 58,311.54 | 59.86% |

SECOND ADDENDUM TO OWNER PARTICIPATION AND REIMBURSEMENT
AGREEMENT

This Second Addendum to Owner Participation and Reimbursement Agreement (hereinafter “First Addendum”) is entered into as of the dates set forth below by and between the Post Falls Urban Renewal Agency, an Idaho urban renewal agency, 201 E. 4th Avenue, Post Falls, Idaho 83854 (hereinafter “PFURA”), and A&A Construction & Development, Inc., a Washington corporation, 621 W. Mallon Avenue, Suite 509, Spokane, Washington 99201 (hereinafter “A&A”).

RECITALS:

WHEREAS, PFURA is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the laws of the State of Idaho.

WHEREAS, in 2021 the City Council of the City of Post Falls, Idaho (hereinafter the “City”) adopted the Downtown District Urban Renewal Plan (hereinafter the “Plan”) establishing the Downtown District Revenue Allocation Area (hereinafter the “District”).

WHEREAS, on October 20, 2022 A&A executed an Owner Participation and Reimbursement Agreement (hereinafter the “OPA”) with PFURA to construct projects in connection with the Plan in exchange for reimbursement from tax increment revenues generated in the District.

WHEREAS, in August of 2023 the City adopted Ordinance No. 1490 which in part amended the Plan to specifically list improvements to the 4th Avenue and Idaho Street intersection comprising a traffic roundabout and related improvements (hereinafter the “Project”) as a Plan project.

WHEREAS, in December of 2023 PFURA and A&A executed a First Addendum to amend the OPA so that the Project was included as an Agency Funded Public Improvement as that term is defined in the OPA.

WHEREAS, A&A has recently submitted a revised Engineer’s Opinion of Probable Cost for the Project that includes updated cost figures, soft costs and a public art component, which is attached hereto as Exhibit A.

WHEREAS, the associated Millworx development is a mixed-use development.

WHEREAS, with respect to mixed-use developments the Third Addendum to Agency Policy No. 7, which is the most recent Addendum thereof, allows the Agency to fund “[u]p to

100% of Commission approved and/or City-required on and off-site public improvements included in the Urban Renewal Plan”.

WHEREAS, public art is included as a “Tier II” project in the Plan.

WHEREAS, the City has approved and is requiring the public art component listed in Exhibit A to be part of the Project.

NOW THEREFORE, in consideration of the above Recitals, the mutual covenants and agreements set forth herein and the benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

1. Amendment of the OPA. Exhibit B of the OPA is hereby amended to include the updated cost figures, soft costs and the public art component described in Exhibit A as part of the Project.
2. Remainder of the OPA. The other terms of the OPA and First Addendum shall remain in full force and effect unless amended by this Second Addendum or any other valid modifications executed by the parties.

POST FALLS URBAN RENEWAL AGENCY

Jame Davis, Chairperson

Date

A&A CONSTRUCTION & DEVELOPMENT, INC.

William J. Lawson, President

Date



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: 4th Ave. and Idaho St. Roundabout - Millworx URA 5/22/2024

PROJECT DESCRIPTION: 4th Ave. and Idaho St. Roundabout - URA OPA Cost Estimate

CLIENT: A&A Construction & Development

J-U-B PROJ. NO.: 20-22-025

| ITEM NO. | DESCRIPTION | TOTAL COSTS |
|--|---|--------------------|
| 4th Ave. and Idaho St. Roundabout | | |
| 1 | Mobilization | \$143,700 |
| 2 | Demolition | \$96,080 |
| 3 | Erosion Control | \$22,300 |
| 4 | Earthwork and Site Grading | \$180,000 |
| 5 | Traffic Control | \$25,000 |
| 6 | Sanitary Sewer | \$26,340 |
| 7 | Domestic and Fire Water | \$39,060 |
| 8 | Storm Drainage | \$107,025 |
| 9 | Planting and Irrigation | \$152,700 |
| 10 | Site Concrete | \$561,730 |
| 11 | Asphalt Paving and Subgrade Rock | \$263,548 |
| 12 | Striping and Signage | \$76,750 |
| 13 | Electrical Service | \$328,640 |
| 14 | Public Art | \$117,082 |
| TOTAL ESTIMATED CONSTRUCTION COSTS | | \$2,139,955 |
| | Soft Costs (Anticipated Actual Soft Costs 12% of Construction Cost) | \$256,795 |
| TOTAL ESTIMATED COSTS (CONSTRUCTION + SOFT) | | \$2,396,750 |

CCH

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787

EXHIBIT A 1 of 3



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: 4th Ave. and Idaho St. Roundabout - Millworx URA 5/22/2024

PROJECT DESCRIPTION: 4th Ave. and Idaho St. Roundabout - URA OPA Cost Estimate

CLIENT: A&A Construction & Development

CLIENT PROJ. NO. J-U-B PROJ. NO.: 20-22-025

| ITEM NO. | DESCRIPTION | SCHEDULE OF VALUES | | | |
|----------|--|--------------------|------|------------|------------------|
| | | QUANTITY | UNIT | UNIT PRICE | TOTAL COST |
| 1 | Mobilization | | | | \$143,700 |
| | Mobilization (8% of Civil/Landscaping Total) | 1 | LS | \$143,700 | \$143,700 |
| 2 | Demolition | | | | \$96,080 |
| | Site Demolition & Haul-Off | 1 | LS | \$95,000 | \$95,000 |
| | Saw Cutting | 180 | LF | \$6 | \$1,080 |
| 3 | Erosion Control | | | | \$22,300 |
| | Sediment Control | 1 | LS | \$15,000 | \$15,000 |
| | Silt Fence | 260 | LF | \$5 | \$1,300 |
| | Vehicle Tracking Control | 2 | EA | \$3,000 | \$6,000 |
| 4 | Earthwork and Site Grading | | | | \$180,000 |
| | Site Grading (Approximately 8,100 C.Y. of imported material in addition to project site grading) | 1 | LS | \$180,000 | \$180,000 |
| 5 | Traffic Control | | | | \$25,000 |
| | Traffic Control | 1 | LS | \$25,000 | \$25,000 |
| 6 | Sanitary Sewer | | | | \$26,340 |
| | Sanitary Sewer Manhole | 1 | EA | \$4,100 | \$4,100 |
| | Adjust Existing Sewer Manhole Lid | 1 | EA | \$1,300 | \$1,300 |
| | 8" PVC Sanitary Sewer Pipe | 270 | LF | \$72 | \$19,440 |
| | 8" Sewer Pipe Cap & Mark | 1 | EA | \$1,500 | \$1,500 |
| 7 | Domestic and Fire Water | | | | \$39,060 |
| | Adjust Existing Cast Iron Valve Corners | 3 | EA | \$800 | \$2,400 |
| | 8" PVC Domestic Water Main | 330 | LF | \$72 | \$23,760 |
| | 1.5" Valve | 1 | EA | \$2,800 | \$2,800 |
| | 1.5" Irrigation Meter | 1 | EA | \$8,000 | \$8,000 |
| | 8" Domestic Water Cap & Mark | 1 | EA | \$2,100 | \$2,100 |
| 8 | Storm Drainage | | | | \$107,025 |
| | Catch Basin | 10 | EA | \$2,400 | \$24,000 |
| | Single Depth Drywell | 4 | EA | \$4,500 | \$18,000 |
| | Double Depth Drywell | 1 | EA | \$5,600 | \$5,600 |
| | 8" PVC Storm Drain Pipe | 545 | LF | \$65 | \$35,425 |
| | 8'X15' Splash Pad | 3 | EA | \$8,000 | \$24,000 |
| 9 | Planting and Irrigation | | | | \$152,700 |
| | Trees (2") | 15 | EA | \$900 | \$13,500 |
| | Other Site Planting | 1 | LS | \$25,000 | \$25,000 |
| | Site Irrigation | 1 | LS | \$45,000 | \$45,000 |
| | Tree Grates | 13 | EA | \$3,400 | \$44,200 |
| | Decorative Rock/Boulders | 1 | LS | \$25,000 | \$25,000 |

| CLIENT: | | A&A Construction & Development | | | |
|---|---|--------------------------------|------|------------|--------------------|
| CLIENT PROJ. NO. | | J-U-B PROJ. NO.: 20-22-025 | | | |
| ITEM NO. | DESCRIPTION | SCHEDULE OF VALUES | | | |
| | | QUANTITY | UNIT | UNIT PRICE | TOTAL COST |
| 10 | Site Concrete | | | | \$561,730 |
| | Sidewalk, 4" thickness and 2" CSTC | 1,583 | SY | \$95 | \$150,385 |
| | Decorative Concrete Pavement (Truck Apron and Crosswalk) | 394 | SY | \$200 | \$78,800 |
| | Splitter Island Concrete | 327 | SY | \$85 | \$27,795 |
| | Concrete ADA Ramps with Truncated Domes | 29 | EA | \$3,500 | \$101,500 |
| | Bike Ramp with Truncated Domes | 6 | EA | \$500 | \$3,000 |
| | Truck Apron Curb | 302 | LF | \$75 | \$22,650 |
| | Central Island Curb | 220 | LF | \$155 | \$34,100 |
| | Standard Straight Curb | 745 | LF | \$70 | \$52,150 |
| | Rolled Curb | 50 | LF | \$75 | \$3,750 |
| | Concrete Curb and Gutter | 1,990 | LF | \$40 | \$79,600 |
| | Curb Cuts | 8 | EA | \$1,000 | \$8,000 |
| 11 | Asphalt Paving and Subgrade Rock | | | | \$263,548 |
| | Crushed Surfacing Top Course (6") - Standard Duty Asphalt Pavement (3") | 1,884 | TON | \$62 | \$116,808 |
| | | 1,012 | TON | \$145 | \$146,740 |
| 12 | Striping and Signage | | | | \$76,750 |
| | ROW Roadway Striping | 6,750 | LF | \$1 | \$6,750 |
| | MMA (Methyl Methacrylate) - Traffic Paint | 650 | SF | \$16 | \$10,400 |
| | Roadway Symbols (ADA, Biker + Arrow) | 11 | EA | \$100 | \$1,100 |
| | RRFB Pedestrian Crossing Signage | 2 | EA | \$12,000 | \$24,000 |
| | Roadway Signage | 46 | EA | \$750 | \$34,500 |
| 13 | Electrical Service | | | | \$328,640 |
| | Cobra Head Style Street Light in ROW | 11 | EA | \$11,000 | \$121,000 |
| | Antique Decorative Pedestrian Light in ROW | 13 | EA | \$15,000 | \$195,000 |
| | Junction Box | 2 | EA | \$3,800 | \$7,600 |
| | Dry Utility Trenching and Conduit | 840 | LF | \$6 | \$5,040 |
| 14 | Public Art | | | | \$117,082 |
| | Artwork | 1 | LS | \$117,082 | \$117,082 |
| TOTAL ESTIMATED CONSTRUCTION COSTS | | | | | \$2,139,955 |
| | | | | | |
| | | | | | |
| CCH | | J-U-B ENGINEERS, INC. | | | |
| 7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787 | | | | | |

EXHIBIT A 3 of 3