

RESOLUTION NO. 91-11

A RESOLUTION OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, MAKING FINDINGS THAT A DETERIORATED AREA EXISTS WITHIN THE CITY; CREATING AND EMPOWERING THE POST FALLS URBAN RENEWAL AGENCY; DESCRIBING THE POST FALLS URBAN RENEWAL AREA; MAKING FINDINGS OF FACT AND DECLARATIONS OF NECESSITY REGARDING THE NEED FOR THE URBAN RENEWAL AGENCY; PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City of Post Falls desires to implement and empower the Urban Renewal Agency which was created by the Idaho Urban Renewal Law of 1965 (codified as Chapter 20, Title 50, Idaho Code); and,

WHEREAS, it is anticipated that the Urban Renewal Agency intends to prepare an Urban Renewal Plan containing a revenue allocation financing provision, pursuant to the local Economic Development Act (codified as Chapter 29, Title 50, Idaho Code); and,

WHEREAS, the City recognizes that there are certain factual prerequisites to the empowerment of the Agency and the ultimate adoption of an Urban Renewal Plan containing revenue allocation financing provisions;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF POST FALLS AS FOLLOWS:

Section 1. That there are one or more areas within the City of Post Falls which are "deteriorated" or "deteriorating areas" as defined by Idaho Code Section 50-2018(h), (i) and 50-2903(b),

Section 2. That one such area is the area approximately bounded by Burlington Northern Railroad to the west, 5th Street to the north, Henry Street to the east and First Street to the south. This area is set forth on the attached map, identified as Exhibit A, and incorporated herein. This area shall be known as the Post Falls Urban Renewal Area.

Section 3. That the City Council hereby makes the following findings and declarations of necessity:

a. The area includes the old downtown business core for the City of Post Falls; it is predominantly zoned commercial; and, as such, it is a likely and probable location for future commercial expansion of Post Falls community activity.

b. The area is the historic downtown center of the community and should be the focal point for removing blight and improvements within the rest of the community.

c. Because this area is at the base of the I-90 freeway exit, it represents the front door of the community to the travelling public and there exists a need to develop attractive public and private improvements thereby creating a better image of the community and enhancing public safety by improving traffic conditions.

d. This area will be the transportation core between I-90 and recreational resources being developed at Falls Park, Q'Emlin Park and Treaty Rock Park. All streets within the area are inadequate and portions thereof consist of gravelled or partially paved surfaces. Most are without curb, gutter or adequate sidewalks. Usage on the existing streets will far exceed their current capacity if further development occurs as expected in the area.

e. The Centennial Trail between Spokane, Washington, and Coeur d'Alene will cut through the center of this area; removal of blight in the area will enhance the experience and safety of those utilizing the trail.

f. Undeveloped weed-covered vacant lots exist throughout this area, acting as a drain on the City's resources through a decreased tax base and reduced tax revenues; many of these lots constitute a nuisance and are a social liability.

g. Lot sizes in the area are substandard in regard to promoting expansion of infrastructure improvements such as new sewer and water lines, streets, curb, gutter and sidewalk. Many lots are too small to be utilized for commercial purposes without consolidation.

h. Existing City sewer and water lines are inadequate to service the anticipated further commercial and public development.

i. There are a substantial number of deteriorating or deteriorated structures in the area which should be renovated or replaced. Such renovation and replacement would enhance the public health, safety and welfare.

j. There are parcels of property in the area which lack safe and adequate street improvements necessary for their full development.

k. There are a number of parcels in the area which lack adequate parking for their full development.

l. It is necessary for the health, safety and welfare that streets, sidewalks, sewers, and other public improvements be constructed or re-constructed in this area.

m. This area contains less than ten percent (10%) of the total assessed valuation in the City.

Section 4. That unless the aforementioned conditions are improved, they will substantially impair the sound growth potential of the City of Post Falls and will constitute an economic and social liability; further development in the area without such improvements will endanger the public health, safety and welfare.

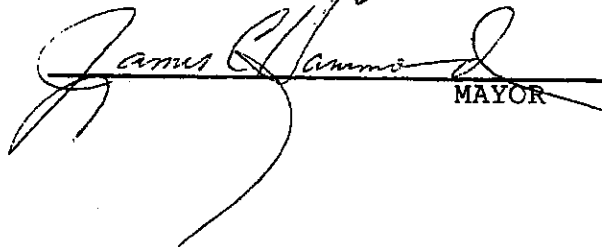
Section 5. That improvement of property and City services in the area is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 6. That based upon the conditions described above, and pursuant to Idaho Code Section 50-2001, et. seq. and 50-2901, et. seq., there is a need for an Urban Renewal Agency to function in the City.

Section 7. The Post Falls Urban Renewal Agency is hereby created and the Mayor is authorized to appoint five commissioners for said district as provided by Idaho Code Section 50-2006. The Post Falls City Administrator is directed to cause City staff to assist in carrying out the Agency's work.

Section 8. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED AND APPROVED THIS 7th DAY OF May, 1991.

  
MAYOR

ATTEST:

  
City Clerk