



Commission Workshop
February 11, 2020 – 8:00 a.m.
Post Falls City Hall
Basement Conference Room

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Conflict Disclosure
3. Citizen Comment
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.
4. Presentation by City Staff on Impact Fees
5. 2019 Annual Presentation **ACTION ITEM**
6. Staff Report
7. Commissioner Comments
8. 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 by calling (208) 777-8151 at least 48 hours prior to the meeting.

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.

2019 Annual Report

POST FALLS

URBAN RENEWAL

FOR THE COMMUNITY

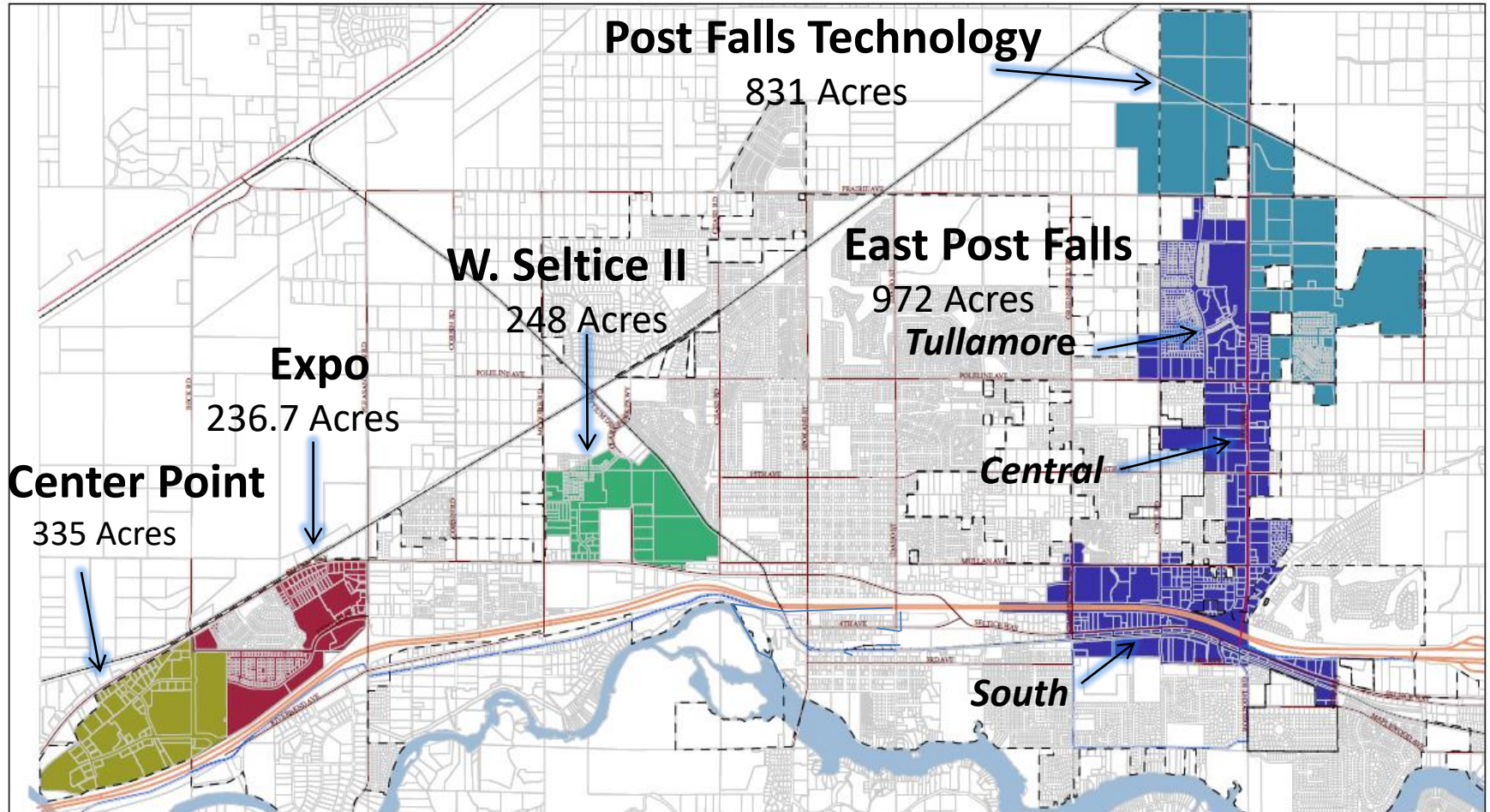
About the Agency

- This annual report is required under Idaho Code 50-20 Urban Renewal Law, Chapter 2006 (c). The purpose is to report activities for the preceding calendar year to City Council by March 31st.
- The Agency was created in 1991 and our office is located in the Chamber of Commerce Building.
- 2019 Officers were:
 - Jerry Baltzell, Chairman
 - Larry Carstensen, Vice Chair
 - Len Crosby, Treasurer
- Monthly Commission meetings are held on the 3rd Thursday of each month in the Chamber Council.
- Most of the Agency activities fall under one of the following committees which meet as necessary:
 - * Finance and Policy – Len Crosby, Chair
 - * District Review – Collin Coles, Chair
 - * Communication, Property and Personnel – Larry Carstensen, Chair
- Workshops are scheduled on an as needed basis.

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.*

Current Urban Renewal Districts

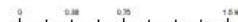


Urban Renewal Districts

Disclaimer:
The information contained in this map is intended for reference purposes only, please check with the Engineering Department to verify current status of the information contained herein.



- Tax Parcel Boundaries
- Major Arterials
- Centennial Trail
- Interstate 90
- Railroad
- C-1 Existing City Boundary
- Highway 41
- Center Point URD
- East Post Falls URD
- Expo District URD
- Post Falls Technology URD
- West Seltice II URD



District Overview

<u>District</u>	<u>Created</u>	<u>Maturity</u>	TOTAL <u>Approved Infrastructure</u>	<u>Obligation Balance</u>
• West Seltice II	2005	2020	\$ 1,990,008	\$ 286,311
• Expo	2001	2021	\$ 7,448,994	\$ 502,995
• Centerpoint	2002	2022	\$ 9,524,881	\$ 794,414
• EPF – South/Central	2002	2022	\$ 17,583,064	\$ 3,174,057
	Rebates: Oct. 2009 - \$2.2 MILLION			
	April 2012 - \$3,274,616			
• EPF – Tullamore	2005	2022	\$ 6,498,960	\$ 2,889,848
• EPF - Tullamore Commons II		2022	\$ 325,000	\$ 194,172
• Post Falls Technology	2018	2038	N/A	N/A

Tax Increment History

District	2017	2018	2019
Centerpoint	\$ 811,971	\$ 866,302	\$ 717,310
City Center	\$ 575,064	\$ 417,048	<i>Closed</i>
East Post Falls: S/C	\$2,561,387	\$ 2,087,050	\$ 2,263,129
East Post Falls: Tullamore	\$ 518,791	\$ 632,411	\$ 745,565
Tullamore Commons II	\$ 30,477	\$ 27,191	\$ 24,450
Expo	\$ 375,790	\$ 292,457	\$ 315,495
West Seltice II	\$ 231,930	\$ 259,860	\$ 301,045
Post Falls Technology		N/A	
Annual Totals	\$5,105,410	\$4,582,319	\$4,366,994

Financial Highlights

Fiscal Year Comparables	<u>2018</u>	<u>2019</u>
➤ Increment Revenue	\$ 4,929,149	\$ 4,609,779
➤ Interest Revenue	\$ 56,626	\$ 89,800
➤ Assets (Cash)	\$ 3,167,768	\$ 4,160,855
➤ Liabilities (Loan)	\$ 4,228,519	\$ 3,268,832
➤ Proponent Obligations	\$ 6,775,220	\$ 4,667,740
➤ Approved Operating Budget	\$ 142,000	\$ 130,000
➤ Actual Operating Expenses	\$ 98,241	\$ 90,497

2019 Projects

- The Agency funded \$180,063 for sewer improvements in the EPF District.
- Expo Parkway extension to Beck Road was completed.

Maverik Gas Station

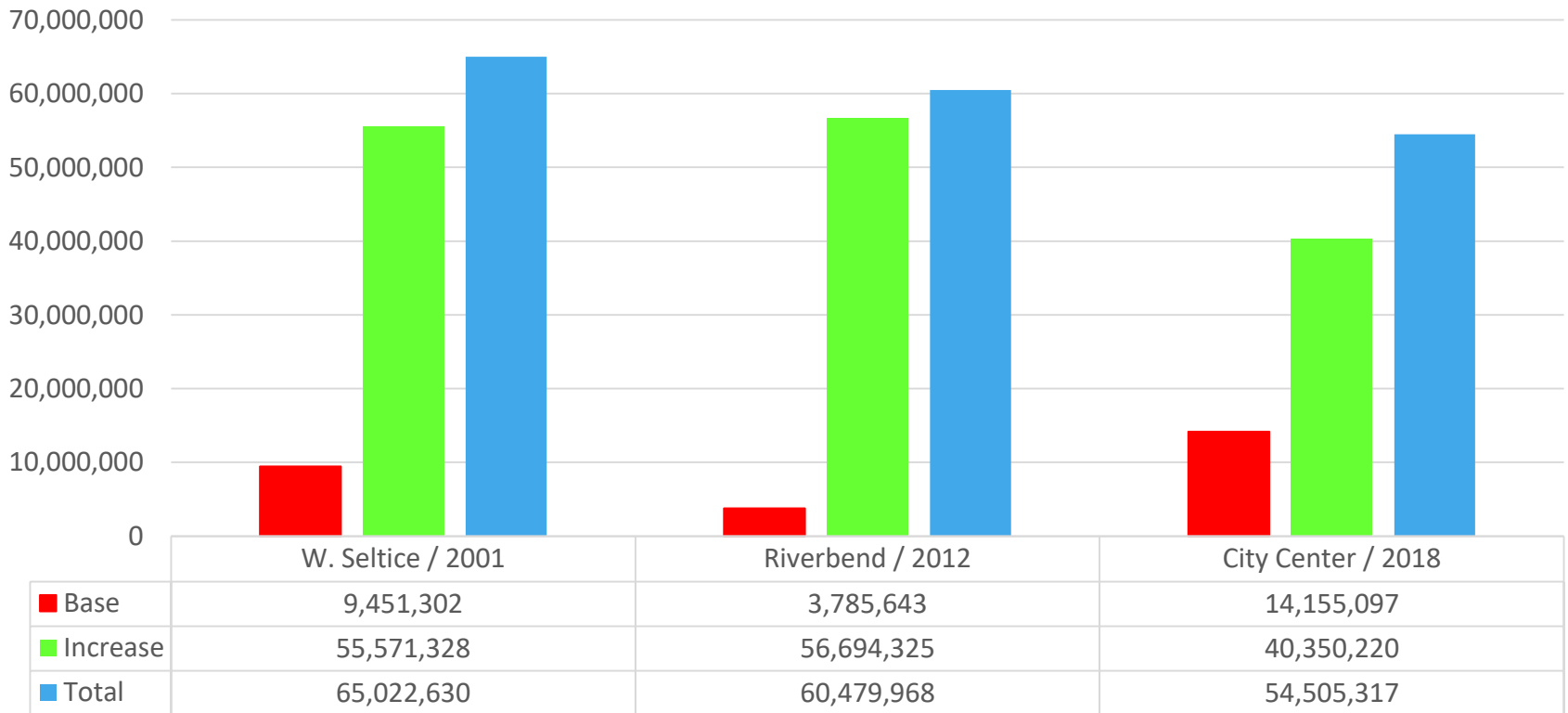


Expo Parkway



Closed District(s) Data

Increase in Valuation as a result of Urban Renewal



■ Base ■ Increase ■ Total

Upcoming District Closures

District	Closure	Projected New Development	Projected Increment
W. Seltice II	2020	\$ 31,292,794	\$ 317,442
Expo	2021	\$ 29,032,924	\$ 294,517
Center Point	2022	\$ 54,603,019	\$ 553,906
EPF – S/C	2022	\$212,602,465	\$ 2,156,691
EPF – Tullamore	2022	\$101,045,770	\$ 1,025,033
Totals		\$428,576,972	\$4,347,589

Recap for City of PF

District / Close	Projected New Development	Annual Increase in City Revenues	Fiscal Year
W. Seltice II / 2020	\$ 31,292,794	\$ 133,322	2021
Expo / 2021	\$ 29,032,924	\$ 123,694	2023
Center Point / 2022	\$ 54,603,019	\$ 232,634	2023
EPF – S/C / 2022	\$212,602,465	\$ 905,786	2023
EPF – Tullamore / 2022	\$101,045,770	\$ 430,502	2024
Totals	\$428,576,972	\$1,825,938	

Closing Comments

- The Agency will be closing its 4th URD (W. Seltice II) in August 2020.

Thank You!

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URBAN RENEWAL

FOR THE COMMUNITY