

POST FALLS URBAN RENEWAL MINUTES

June 20, 2019

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Vice Chairman Larry Carstensen called the meeting to order at 8:00 a.m. Executive Director Diane Fountain called the roll. Present, in addition to Carstensen was Len Crosby, Eric Clemensen, Collin Coles and Jame' Davis. Also, in attendance was legal counsel Pete Bredeson, Shelly Enderud & Jessie Morrow. Chairman Jerry Baltzell and Commissioner Laura Horn had excused absences. Crosby led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, May 16, 2019.

Item B is the Communication, Property & Personnel Committee Minutes, May 21, 2019.

Item C is the Finance Committee Minutes, June 11, 2019

Item D is the payables for the month totaling \$6,593.59.

Item E is the Bank Activity Report which shows total funds in all accounts of \$4,065,158.42 and accrued interest for the month of \$6,282.62

Item F is the financial reports as of May 31, 2019.

Approval of the Consent Calendar will authorize the transfer of \$6,282.62 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$6,593.59 for general payables.

Commissioner Crosby made a motion to approve the consent calendar as presented, seconded by Coles. Roll Call Vote: Crosby – Aye; Carstensen– Aye; Davis – Aye; Coles – Aye; Clemensen – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – May financials have been reviewed. Committee met and finalized the operating budget for FY 2020 which will be discussed at the July 9th workshop with a Budget Hearing on August 15, 2019. A draft closing budget for the West Seltice II District which closes in 2020 was reviewed and will be presented at the September 19, 2019 Commission meeting.

District Review – Coles – Nothing to report.

Communication, Property and Personnel – Carstensen – Committee met on May 21, 2019 and performed an evaluation on staff which will be brought to the July workshop. An SSL Certificate to make our website more secure is available and the cost for that has been included in the FY 2020 budget as well as an upgrade to the website which will also be discussed at the workshop in July.

CITIZEN COMMENTS

Shelly Enderud, City Administrator approached Commission with an update of the 4th Avenue parking lot project. City Council approved a contract Tuesday, June 18, 2019 with Interstate Concrete & Asphalt for paving of the parking lot which should be completed by September.

UNFINISHED BUSINESS

None

NEW BUSINESS

Amended MOU – Highway 41 Gravity Pipeline Upsize Project. Fountain stated this MOU is between the Agency and the City whereas, the Agency has agreed to fund the Highway 41 upsizing from 12th Avenue to Horsehaven with tax increment from the EPF District. The project has been designed and ROW is anticipated to be complete this summer by ITD. The MOU replaces one that was approved in November, 2018 to cover the possibility that if the project is not completed by the maturity date of December 2022, the Agency agrees to pay the City 110% of the estimated remaining costs, including contingency funds for unforeseen expenses or higher than expected costs. The funds will be used solely for the completion of the project with any excess being rebated by the City to the affected taxing districts as provided in Idaho Code 50-2909(4). The purpose of the Memorandum is to formally document the understanding and relationship between the City and the Agency for the Highway 41 Gravity Pipeline Upsize Project. The MOU has been reviewed by legal counsel and will go to City Council for approval on July 2nd. Bredeson stated the main change in the MOU was the Financial Agreement section.

Commissioner Crosby asked for confirmation that the current tax increment projections will be sufficient to cover the cost of this project which Fountain affirmed to be correct.

Carstensen: What is the status of the drain field that needs to be moved on one of the properties, has that issue had been resolved?

Enderud: That has not been resolved at this point, but there has been indication from ITD that the Highway 41 Project may be delayed until 2021 which would provide time to get that issue resolved.

Clemensen: What is behind that possible delay?

Enderud: The State has a lot of projects they are currently working on and have not moved forward with the engineering, design and ROW acquisition as they had anticipated. The original delay was due to a home on Highway 41 that was considered to be historic, until they got that confirmed they couldn't move forward with ROW acquisition.

Carstensen: Would a delay have an effect on the Tech Park?

Enderud: It possibly could delay the retail side but not the Tech Park.

Commissioner Crosby made a motion to approve the Amended MOU for the Highway 41 Gravity Pipeline Upsize Project, seconded by Coles. ROLL CALL: Crosby – Aye; Carstensen – Aye; Davis – Aye; Coles – Aye, Clemensen – Aye. Motion carried.

Amended MOU – EQ Basin Project, 12th Avenue Lift Station Improvements and Force Main. This MOU is between the Agency and the City whereas, the Agency has agreed to fund the EQ Basin Project, 12th Ave. Lift Station Improvements and a portion of the Force Main with tax increment from the EPF District. The project is in the final design process. The MOU replaces one that was approved in September, 2018 to cover the possibility that if the project is not completed by the maturity date of December 2022, the Agency agrees to pay the City 110% of the estimated remaining costs, including contingency funds for unforeseen expenses or higher than expected costs. The funds will be used solely for the completion of the project with any excess being rebated by the City to the affected taxing districts as provided in Idaho Code 50-2909(4). The purpose of the Memorandum is to formally document the understanding and relationship between the City and the Agency for the EQ Basin Project, 12th Avenue Lift Station Improvements and Force Main. The intent is to complete this project by 2022. The MOU has been reviewed by legal counsel and will go to City Council for approval on July 2nd.

Commissioner Coles made a motion to approve the EQ Basin Project, 12th Ave. Lift Station Improvements and Force Main, seconded by Crosby. ROLL CALL: Crosby – Aye; Carstensen – Aye; Davis – Aye; Coles – Aye, Clemensen – Aye. Motion carried.

STAFF REPORT

Fountain spoke with Mr. Watson, proponent of the Expo District, who stated that most of the sprinklers were in along Jacklin Road and Expo Parkway with landscaping to be completed by the end of July. Mr. Watson expressed that the housing has sparked industrial users interested in locating in the Expo District. He has seen more interest in the last two (2) months than in the past three (3) to four (4) years. Romney Motion, Inc. which is located on Innovation Way is wanting to expand 18,000 sq. ft and add an additional 40 to 50 employees. Romney Motion is a leader in CNC machining and fabricate parts for airplanes and medical.

In the Center Point District NWR, Inc (an HVAC company) has relocated from Seltice Way to Baugh Way. They have been in business since 2007 and employ 30 people. They have been at this new location for approximately three (3) weeks. Fountain also stated the Maverick Gas Station is now open for business.

COMMISSIONER COMMENTS

Commissioner Crosby stated the West Seltice II District will close in 2020, Expo in 2021 and Center Point in 2022. Commission is actively engaged in closing out districts and returning the tax base to the taxpayers and the various taxing districts.

CHAIRMAN COMMENT

Vice-Chairman Carstensen asked for an update of UPS and Crown Enterprises locating in the Center Point District. Fountain stated Crown Enterprises is scheduled for a hearing with P&Z in July and an email has been sent to Kris Logsdon for an update.

Carstensen stated it is encouraging to see some activity in that area.

ADJOURNMENT

Carstensen asked for a motion to adjourn. Commissioner Clemensen made the motion, seconded by Crosby. All in favor by voice vote. Meeting was adjourned at 8:22 am.

Respectfully submitted,



Diane Fountain, Executive Director



Larry Carstensen, Vice Chairman