



Post Falls Urban Renewal Agency
August 20, 2020 Meeting
8:00 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, July 16, 2020
 - b. Commission Workshop Minutes, August 11, 2020
 - c. Payables
 - d. Bank Activity Report
 - e. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Coles
 - c. Communications, Property & Personnel - Carstensen
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. Public Hearing – FY 2021 Agency Annual Budget **ACTION ITEM**
8. Unfinished Business
 - a. Resolution 2020-02 Approving Fiscal Year 2021 Annual Budget **ACTION ITEM**
9. New Business
 - a. Approval of Semi-annual Proponent Reimbursements **ACTION ITEM**
 - b. Surplus Rebate Checks – West Seltice II District / Resolution 2020-03 **ACTION ITEM**
 - c. Eligibility Study Resolution Recommending the Pleasant View Area be Declared a Deteriorating Area and Recommend Boundaries for the Deteriorating Pleasant View Area **ACTION ITEM**
10. Staff Report and Updates
11. Commissioner Comments
12. Chairman Comments
13. 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

July 16, 2020

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 8:00 a.m. Executive Director Diane Fountain called the roll. Present, in addition to Baltzell was Larry Carstensen, Len Crosby and Eric Clemensen. Commissioners Collin Coles, Jame' Davis and Christi Fleischman had excused absences. Also in attendance was legal counsel Pete Bredeson. Baltzell 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, March 19, 2020.

Item B is the Finance & Policy Committee Minutes, June 11, 2020.

Item C is payables for the month totaling \$4,596.56.

Item D is the Bank Activity Report which shows total funds in all accounts of \$5,777,701.47 and accrued interest for the month of \$4,234.76.

Item E is the financial reports as of June 30, 2020 and includes the 3rd Quarter Budget to Actual.

Approval of the Consent Calendar will authorize the transfer of \$4,234.76 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$4,596.56 for general payables.

March, April and May Financial Statements were reviewed by members of the Finance Committee. On April 16 checks totaling \$5,287.10 were mailed, on May 21 checks totaling \$52,426.56 were mailed and on June 18 checks totaling \$5,077.40 were issued.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – Committee met on June 11, 2020 to draft the FY 2021 budget and review Policy #16 regarding the agency administrative fee collected in our urban renewal districts. Both items will be discussed under New Business. Crosby noted the 3rd quarter report shows the Agency is operating under budget and should end the year with a surplus.

District Review – Carstensen – Nothing to report.

Communication, Property and Personnel – Carstensen – Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Policy #16 Revision. Fountain stated this policy increases the yearly Administrative Fee to \$25,000, which will allow the Agency to continue operations as we close the Expo, Center Point and East Post Falls Districts in the next few years. As these districts close, it eliminates almost \$100,000 from administrative fees that are used for operating expenses. The administrative fee has not increased since 2012. The policy has been reviewed by Finance & Policy Committee and legal counsel. Commissioner Crosby noted the administrative fee was established in 2010 to offset the Agency administrative costs per Idaho Code. The increase being proposed is a 6% increase over the past 9 years and would be effective July 1, 2020.

Commissioner Crosby made a motion to approve the Revision of Policy #16, seconded by Clemensen. Roll Call Vote: Baltzell – Aye; Carstensen – Aye; Crosby – Aye; Clemensen – Aye. Motion carried.

Budget Workshop. Fountain presented the budget for FY 2021, going through each line item. Finance and Policy Committee has reviewed the budget and increased the marketing and education materials to include brochures which could be distributed at various meetings and open houses to further educate the public on how urban renewal works and update the Agency video.

Commissioner Crosby noted tax increment revenue is projected to go down primarily due to a reduction in the levy rate. The FY 2021 budget highlights the closing of the W. Seltice II URD, which will return \$300,000 in annual tax increment to the various taxing entities. The Agency's operating expenses reflect an expense level of 4% of the annual increment received.

After discussion Commissioner Carstensen made a motion to approve the projected FY 2021 budget and advertise in the press for the Budget Hearing on August 20, 2020. Motion seconded by Clemensen. Roll Call Vote: Baltzell – Aye; Carstensen – Aye; Crosby – Aye; Clemensen – Aye. Motion carried.

STAFF REPORT

Fountain stated the Highway 41 upsizing project was awarded to Razz Construction of Bellingham, WA. Their bid of \$800,672 came in \$40,000 below the engineer's. Work will begin in August and completed this fall. Work continues on the 12th Avenue Lift Station and EQ Basin, completion for that project is expected to be February 2021.

COMMISSIONER COMMENTS

Commissioner Crosby acknowledged the media center and the work they do with our technology and congratulated Kit as she retires.

CHAIRMAN COMMENT

Baltzell stated he is looking forward to an exciting year for urban renewal as we have many things in the pipeline. Things are ever changing with Covid-19, stay safe and healthy.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Carstensen. All in favor by voice vote. Meeting was adjourned at 8:25 am.

Respectfully submitted,

Diane Fountain, Executive Director

Jerry Baltzell, Chairman

POST FALLS URBAN RENEWAL Workshop Minutes

August 11, 2020 – City Hall (Chamber Conference Room)

CALL TO ORDER, ROLL CALL

Chairman Jerry Baltzell called the meeting to order at 8:00 a.m. and introduced Christi Fleischman, welcoming her to the Commission. Executive Director Diane Fountain called the roll. Present in addition to Baltzell were Commissioners Larry Carstensen, Len Crosby, Eric Clemensen and Christi Fleischman. Commissioner Jame' Davis had an excused absence and Commissioner Coles was not present. Also, in attendance was Pete Bredeson, Brad Marshall (JUB), Matt Edwards and Russ Wolfe of Wolfe Architecture and Ryan Ruffcorn and Bill Lawson of A&A Construction.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Presentation by A&A Construction – Idaho Veneer site. Brad Marshall introduced Ryan Ruffcorn and Bill Lawson of A&A Construction and representatives from Wolfe Architecture, Russ Wolfe and Matt Edwards. A&A Construction has been in the area since 1986. They own and retain properties and have acquired the Idaho Veneer property with an option to purchase the property on the north side of 4th Avenue. Townhomes and apartments (114 units) will be constructed on 6.3 acres west of the current garden style apartments on 4th Avenue. Focus on the mill site (approx. 750-800,000 sq. ft) is a mixed-use community with an active lifestyle and possible civic space. The old silo will be retained as well as other artifacts and used as focal points throughout the area. The developer is working with the City on the extension of Idaho Street. Continuation of Idaho Street south of 4th Avenue with parking on both sides will be a benefit to this development, with a lower speed it will be pedestrian friendly with connection to the Centennial Trail.

During discussion, it was suggested to include this project in the City Center Master Plan update and submit a letter of support to the Mayor and City for the project components as it could be a catalyst as we move forward with a Downtown urban renewal district.

July Financial Statement Review. Director Fountain presented the July Financials which will be approved at the August 20, 2020 Commission meeting. Commissioner Crosby suggested including the sewer project costs in the EPF District on the Increment Received District Obligation worksheet.

FY 2020 Audit Engagement Letter. Director Fountain presented the Audit Engagement Letter for FY 2020 from Anderson Brothers CPA to perform the FY 2020 Audit for an amount not to exceed \$7,250.

Commissioner Crosby made a motion to approve the FY 2020 Audit Engagement letter with Anderson Brothers CPA, seconded by Fleischman. Motion carried by voice vote.

West Seltice II Closure Report Discussion. Director Fountain presented the draft closure report for the W. Seltice II District. Commissioner Crosby recommended including the number of jobs that

ATC brought to the district. Fountain also shared the amount of excess increment that will be returned to the taxing entities upon closure of the district.

Staff Report. Nothing further to report.

Commissioner Comments

None

Adjournment. Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Carstensen. All in favor by voice vote. Meeting was adjourned at 9:55 am.

Respectfully submitted,

Diane Fountain, Executive Director

Jerry Baltzell, Chairman

**Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of August 20, 2020**

Type	Date	Memo	Open Balance
Bredeson Law Group			
Bill	08/17/2020	Legal Services: 7/14 through 8/14/20	1,225.00
Total Bredeson Law Group			1,225.00
Coeur d' Alene Press			
Bill	08/06/2020	Legal ad for FY 2021 Budget Hearing	238.50
Total Coeur d' Alene Press			238.50
Diane Fountain			
Bill	08/05/2020	6/28 to 7/27/20 - Office Phone	15.00
Total Diane Fountain			15.00
Washington Trust Bank			
Bill	08/20/2020	Payment #11 - Greensferry Overpass	469,000.00
Total Washington Trust Bank			469,000.00
TOTAL			470,478.50

<i>Visa</i>	<i>491.70</i>
<i>Payroll</i>	<i>5676.03</i>
<i>Total Payables</i>	<u><i>476,646.23</i></u>

11:46 AM

08/10/20

Post Falls Urban Renewal Agency - In-House

Unpaid Bills Detail

As of August 20, 2020

Type	Date	Memo	Open Balance
VISA			
Bill	08/11/2020	Standing desk/QB payroll update	491.70
Total VISA			491.70
TOTAL			491.70

Bank Activity Report

July 2020

Cash Section

Checking: First Interstate			
Beginning Balance		\$	10,636.09
Deposits	\$	1,957,190.22	
Withdrawals	\$	(1,957,219.38)	
Ending Balance		\$	10,606.93
Outstanding Checks	\$	(1,072.14)	
Account Balance		\$	9,534.79
Idaho Central CU - Savings			
Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829			
Beginning Balance		\$	717,307.69
Contributions	\$	4,884.19	
Withdrawals	\$	(4,596.56)	
Ending Balance		\$	717,595.32
Outstanding Transfer	\$	-	
Account Balance		\$	717,595.32
LGIP Capital Improvements 1910			
Beginning Balance		\$	4,721,332.95
Contributions	\$	1,956,826.72	
Withdrawals	\$	(4,234.76)	
Ending Balance		\$	6,673,924.91
Outstanding Transfer	\$	-	
Account Balance		\$	6,673,924.91

Certificate of Deposits	Interest Rate	Amount	Maturity Date
Washington Trust Bank (CD - Loan Reserve)	0.15%	\$ 250,000.00	11/2/2020
Washington Trust Bank (CDARS - Loan Reserve)	0.10%	\$ 79,502.74	11/2/2020

Total Funds All Accounts: **\$ 7,730,582.76**

July

	Interest
State Pool - LGIP 1910	\$ 3,671.41
CD - Washington Trust Bank	\$ -
CDARS - Washington Trust Bank	\$ -
Total	<u>\$ 3,671.41</u>

Post Falls Urban Renewal Agency - In-House
Balance Sheet
 As of July 31, 2020

	Jul 31, 20
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,534.79
LGIP1829-General Fund	717,595.32
LGIP1910-Capital Improvements	6,673,924.91
Savings - Idaho Central CU	25.00
WTB - Loan Reserve - CD	250,000.00
WTB - Loan Reserve - CDARS	79,502.74
Total Checking/Savings	7,730,582.76
Other Current Assets	
Accounts Receivable - Taxes	120,604.00
Interest Receivable	9,704.00
Prepaid Insurance	2,261.06
Total Other Current Assets	132,569.06
Total Current Assets	7,863,151.82
TOTAL ASSETS	7,863,151.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	3,091.51
Deferred Increment Revenue	86,593.00
Payroll Liabilities	
ID- Unemployment Payable	9.51
Payroll Liabilities - Other	1,748.59
Total Payroll Liabilities	1,758.10
Washington Trust Bank-Overpass	938,000.00
Total Other Current Liabilities	1,029,442.61
Total Current Liabilities	1,029,442.61
Long Term Liabilities	
Proponent Reimbursement Balance	
Washintgon Trust Bank-Overpass	1,832,384.91
Total Proponent Reimbursement Balance	1,832,384.91
Total Long Term Liabilities	1,832,384.91
Total Liabilities	2,861,827.52
Equity	
Allowance for Long Term Debt	-2,770,384.91
Assigned Fund Balance	3,268,252.00
Committed Fund Balance	72,749.00
Fund Balance - General Fund	-152,951.55
Fund Balance - Special Revenue	0.43
Nonspendable Fund Balance	2,261.00
Restricted Fund Balance	422,852.44
Unrestricted Net Assets	830,986.29
Net Income	3,327,559.60
Total Equity	5,001,324.30
TOTAL LIABILITIES & EQUITY	7,863,151.82

Post Falls Urban Renewal Agency - In-House

Profit & Loss

July 2020

08/04/20

Accrual Basis

	Jul 20	Oct '19 - Jul 20
Ordinary Income/Expense		
Income		
Interest	4,885.89	70,712.04
Center Point District	203,502.12	839,545.36
East Post Falls District	1,474,251.11	3,707,967.90
Expo District	94,258.15	348,424.40
Post Falls Technology District	30,934.63	78,878.24
West Seltice II	149,645.95	354,783.89
Total Income	<u>1,957,477.85</u>	<u>5,400,311.83</u>
Gross Profit	1,957,477.85	5,400,311.83
Expense		
Advertising & Legal Notices	0.00	62.66
Audit	0.00	7,000.00
District Payments	0.00	1,997,694.27
Dues & Memberships	0.00	770.00
Engineering Services	0.00	5,200.00
Insurance	0.00	150.00
Legal Fees	125.00	4,850.00
Meetings	0.00	80.00
Office Supplies	0.00	53.30
Payroll Expenses	4,721.93	48,399.81
Postage, Mailing Service	0.00	5.25
Printing and Copying	0.00	48.15
Rent	0.00	7,740.00
Telephone, Telecommunications	15.00	473.79
Website Design, Hosting & Maint	0.00	225.00
Total Expense	<u>4,861.93</u>	<u>2,072,752.23</u>
Net Ordinary Income	<u>1,952,615.92</u>	<u>3,327,559.60</u>
Net Income	<u><u>1,952,615.92</u></u>	<u><u>3,327,559.60</u></u>

Fund Reconciliation:

7/31/2020

QB

WTB - Loan Reserve - CD	CIP	\$	250,000.00
Savings - Idaho Central CU	GF	\$	25.00
First Interstate - Checking	GF	\$	9,534.79
WTB - Loan Reserve - CDARS	CIP	\$	79,502.74
LGIP - 1829	GF	\$	717,595.32
LGIP - 1910	CIP	\$	6,673,924.91

Total**\$ 7,730,582.76****FUNDS**

General Fund	GF	\$	727,155.11
Capital Improvement Fund	CIP	\$	6,673,924.91
WTB - Loan Reserve (EPF)	CIP	\$	329,502.74

Total**\$ 7,730,582.76**

C.I. Fund Allocation:

PF Technology	\$	62,878.24
CP-The Pointe	\$	287,857.32
CP-Pointe Apartments	\$	112,272.51
Expo	\$	131,239.38
W. Seltice II	\$	168,208.46
EPF-Tullamore	\$	559,905.39
EPF-Tullamore Commons II	\$	11,086.79
EPF-S/Ctr	\$	5,340,476.82
	\$	<u>6,673,924.91</u>

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

Termination Date	Technology Dist.	Center Point The Pointe	Pointe Apartments	East Post Falls		Commons II	Expo	West Seltice II	Total
	2038	2022	2022	South/Central 2022	North-Tullamore 2022		2021	2020	
Sep-19	-	5,068.63	-	11,899.35	694.20	-	1,614.17	444.13	19,720.48
Oct-19	-	-	-	17,333.67	564.27	-	-	130.95	18,028.89
Nov-19	-	4,804.99	-	13,368.40	-	-	-	955.95	19,129.34
Dec-19	-	-	-	25,681.71	3,746.04	-	4,599.97	1,691.31	35,719.03
Jan-20	30,593.45	490,514.63	23,402.96	1,497,577.98	451,455.71	11,086.79	205,362.62	182,098.94	2,892,093.08
Reimbursements Feb -20	119.64	9,562.51	-	8,090.60	4,673.67	-	7,222.43	1,698.28	31,367.13
Mar-20	6,022.12	5,610.22	-	5,340.45	8,597.37	-	3,990.93	6,829.65	36,390.74
Apr-20	8,723.51	20,740.34	-	18,710.17	98,531.20	-	7,697.34	9,401.85	163,804.41
May-20	678.96	933.97	-	12,711.49	6,049.77	-	6,793.78	1,090.00	28,257.97
Jun-20	1,805.93	80,473.62	-	18,153.65	32,043.85	-	18,499.18	1,241.01	152,217.24
Jul-20	30,934.63	180,099.17	23,402.95	1,048,481.12	414,683.20	11,086.79	94,258.15	149,645.95	1,952,591.96
Aug-20									-
Sep-20									-
Total YTD	78,878.24	797,808.08	46,805.91	2,677,348.59	1,021,039.28	22,173.58	350,038.57	355,228.02	5,349,320.27
Approved Obligation		7,564,627.45	-	18,704,022.00	6,498,959.82	325,000.00	3,724,497.23	1,990,008.28	38,807,114.78
Obligation Balance @6/30/20		284,463.69		8,248,415.03	2,428,714.55	183,084.77	1,022,190.86	99,291.06	12,266,159.96
Carry over @ 6/30/20	31,943.61	107,758.15	88,869.56	4,291,995.70	145,222.19	-	36,981.23	18,562.51	4,721,332.95

2021 PROPOSED OPERATING BUDGET - POST FALLS URBAN RENEWAL				
URBAN RENEWAL - GENERAL FUND:		Actual	Approved	Proposed
		FY 2019	Budget	Budget
			FY 2020	FY 2021
REVENUES:				
Tax Increment				
	Expo District	\$ 346,744	\$ 332,821	\$ 390,423
	Center Point District	\$ 805,802	\$ 795,125	\$ 771,323
	West Seltice II District	\$ 302,755	\$ 275,343	\$ -
	East Post Falls District	\$ 3,154,478	\$ 3,504,511	\$ 3,433,964
	Post Falls Technology District	\$ -	\$ 57,431	\$ 133,736
	Other Income	\$ 96,000	\$ -	\$ -
	General Fund Transfer	\$ -	\$ -	
	Interest Income	\$ 89,800	\$ 18,000	\$ 18,000
TOTAL REVENUES:		\$ 4,795,579	\$ 4,983,231	\$ 4,747,446
	Carryover (East Post Falls)	\$ 1,976,755	\$ 3,718,193	\$ 5,041,285
TOTAL FUNDS AVAILABLE		\$ 6,772,334	\$ 8,701,424	\$ 9,788,731
EXPENDITURES:				
Proponent Reimbursement				
	Expo District	\$ 329,108	\$ 316,821	\$ 365,423
	Center Point District	\$ 743,077	\$ 763,125	\$ 721,323
	West Seltice II District	\$ 285,236	\$ 259,343	\$ -
	East Post Falls District	\$ 931,584	\$ 4,323,190	\$ 6,844,827
	Post Falls Technology District	\$ -	\$ 41,431	\$ 108,736
	Designated Funds (East Post Falls)	\$ 3,370,019	\$ 1,913,514	\$ 617,422
	Debt Repayment	\$ 959,687	\$ 822,893	\$ 886,723
	Interest Expense	\$ 152,324	\$ 115,107	\$ 51,277
	Sub-Total Proponent	\$ 6,771,035	\$ 8,555,424	\$ 9,595,731
Agency Operating Expenses				
	1 Audit	\$ 7,000	\$ 7,250	\$ 7,250
	2 Legal Advertising	\$ 450	\$ 960	\$ 830
	3 Employee Wages	\$ 44,886	\$ 50,056	\$ 52,561
	4 FICA	\$ 3,499	\$ 3,829	\$ 4,021
	5 SUTA	\$ 87	\$ 126	\$ 134
	6 PERSI	\$ 5,227	\$ 5,977	\$ 6,276
	7 Engineering Services	\$ 2,000	\$ 10,000	\$ 7,800
	8 Contract Legal Services	\$ 11,750	\$ 25,000	\$ 25,000
	9 Other Contract Services	\$ 55	\$ 600	\$ 600
	10 Insurance	\$ 2,227	\$ 2,548	\$ 2,623
	11 Marketing and Education Materials	\$ -	\$ 1,000	\$ 4,000
	12 Dues and Memberships	\$ 670	\$ 770	\$ 770
	13 Computer Repair and Maintenance	\$ 1,086	\$ 330	\$ 330
	14 Computer Software	\$ 300	\$ 250	\$ 600
	15 Office Equipment	\$ 1,841	\$ -	\$ -
	16 Office Supplies	\$ 203	\$ 375	\$ 375
	17 Postage & Shipping	\$ 110	\$ 160	\$ 60
	18 Printing & Copying	\$ 121	\$ 300	\$ 300
	19 Rent - Space & Equipment	\$ 7,740	\$ 7,740	\$ 7,740
	20 Telephone and Internet	\$ 865	\$ 888	\$ 180
	21 Meetings	\$ 125	\$ 240	\$ 240
	22 Website Design, Hosting and Maint.	\$ 255	\$ 1,420	\$ 420
	23 Contingency	\$ -	\$ 5,000	\$ 5,000
	24 General Fund Carryover	\$ -	\$ 21,181	\$ 65,890
	Sub-Total Agency	\$ 90,497	\$ 146,000	\$ 193,000
Total Expenditures		\$ 6,861,532	\$ 8,701,424	\$ 9,788,731

Resolution No. 2020 – 02

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, MAKING FINDINGS CONCERNING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, AND ADOPTING SAID BUDGET.

WHEREAS the Post Falls Urban Renewal Agency is an Idaho urban renewal agency formed pursuant to Idaho Code § 50-2006, and

WHEREAS Idaho Code §§ 50-2006(d) and 50-2903(5) require that an Idaho urban renewal agency compile an annual budget estimating expenses and revenues for the following fiscal year of the agency for submission to the local governing body, and

WHEREAS Idaho Code § 50-2006(d) requires an Idaho urban renewal agency to have the same fiscal year as a municipality, and

WHEREAS Idaho Code § 50-1001 provides that the fiscal year for a municipality begins on the first day of October.

NOW THEREFORE, BE IT RESOLVED BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. That the Agency makes the following findings of fact:

- a. That the estimated revenues of the Agency for the period October 1, 2020 to September 30, 2021, are described in Exhibit A, attached hereto and incorporated by reference herein.
- b. That the estimated expenses of the Agency for the period October 1, 2020 to September 30, 2021, are described in Exhibit A, attached hereto and incorporated by reference herein.

Section 2. That the Agency does hereby adopt Exhibit A as its fiscal year budget for the period October 1, 2020 to September 30, 2021, and does hereby tender a copy of said budget to the Post Falls City Council. Pursuant to Idaho Code § 67-450E(2)(b)(i), the budget shall also be submitted to the Local Governing Entities Central Registry by December 1, 2020.

PASSED by the Post Falls Urban Renewal Agency Commission at its regularly scheduled meeting on August 20, 2020.

Jerry Baltzell, Chairman

Semi-Annual Reimbursement Amounts for August 20, 2020

<u>District</u>	<u>Proponent</u>	<u>Reimbursement</u>	<u>Remaining Obligation</u>
Center Point	Pointe Partners, LLC	\$ 267,474.50	\$ 16,989.19
Tullamore	Copper Basin Const.	\$ 534,905.39	\$ 1,893,809.16
Tullamore Commons II	Whitewater Creek	\$ 11,086.79	\$ 171,997.98
Expo	JR Watson & Assoc	\$ 107,753.98	\$ 914,436.88
W. Seltice	Greenstone Corp	\$ 99,291.06	\$ -
	Total	\$ 1,020,511.72	
			<u>Current Fund Balance</u>
Pointe Apartments	Whitewater Creek		\$ 87,272.51
Post Falls Technology	BGI, Inc		\$ 38,985.64

W. Seltice II District Closure
Excess Increment Rebate

Excess Increment **\$68,917.40**

Taxing Entity		Rebate Amount
Kootenai County	24.53%	16,906.19
City of Post Falls	42.00%	29,323.15
PF Highway #1	4.42%	2,667.82
School District #273	0.15%	101.24
KC Fire & Rescue	16.71%	11,516.34
Community Library Network	2.97%	2,047.50
North Idaho College	7.86%	5,415.09
Kootenai EMS	1.36%	940.07
Total	<u>100.00%</u>	<u>\$ 68,917.40</u>

Resolution No. 2020 – 03

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, MAKING FINDINGS CONCERNING THE EXISTENCE OF SURPLUS COLLECTED REVENUES AND DECLARING THAT FUTURE COLLECTED FUNDS WOULD BE SURPLUS, AND DIRECTING KOOTENAI COUNTY TO RETURN SAID REVENUES TO THE APPROPRIATE TAXING DISTRICTS

WHEREAS the West Seltice II Urban Renewal Plan and Revenue Allocation Area have been terminated as of August 20, 2020, and

WHEREAS the Board of Commissioners of the Post Falls Urban Renewal Agency has determined the extent of its remaining obligations associated with the close out of the W. Seltice II Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. That the Agency makes the following findings:

- a. That the Agency has sufficient funds to cover all outstanding financial obligations of the West Seltice II Urban Renewal Plan, and in fact will have a surplus of collected revenues to tender to the appropriate Kootenai County taxing districts.
- b. That the Agency will not need or require any additional property tax revenues collected from the West Seltice II Revenue Allocation Area.

Section 2. The Agency does release any and all claims to any future property tax revenues collected from the West Seltice II Revenue Allocation Area and hereby requests and directs the Auditor's Office of Kootenai County to distribute said revenues to the appropriate taxing districts.

Passed by the Post Falls Urban Renewal Agency this **20th** day of **August, 2020**.

Jerry Baltzell, Chairman

RESOLUTION NO. 2020-04

**A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY
RECOMMENDING THAT THE PLEASANT VIEW AREA BE DECLARED A
DETERIORATED AREA AND RECOMMENDING BOUNDARIES FOR THE
DETERIORATED PLEASANT VIEW AREA**

WHEREAS, the Post Falls Urban Renewal Agency is a duly created and appointed urban renewal agency under the laws of the State of Idaho with the authority to recommend the designation of an area as a deteriorated area; and

WHEREAS, City of Post Falls has contracted with The Hudson Company and Welch Comer to perform a study to determine whether Pleasant View area as depicted on the attached Exhibit "A", which by this reference is incorporated herein, is eligible for inclusion in a new urban renewal area under the Idaho Urban Renewal Law and Local Economic Development Act; and

WHEREAS, The Hudson Company and Welch Comer have submitted an Eligibility Report dated August 2, 2020 concluding that the area depicted in Exhibit "A" meets the criteria for a deteriorated area as defined in the Idaho Urban Renewal Law and Local Economic Development Act.

NOW THEREFORE, BE IT RESOLVED, BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. The Agency hereby makes the following findings:

- a. That the property depicted in Exhibit "A" is a deteriorated area and is appropriate for an urban renewal project in the event that the Post Falls City Council elects to consider establishing this area for a project.
- b. That the rehabilitation, conservation, redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City for the reasons set forth in the Eligibility Report.

Section 2. The Post Falls Urban Renewal Agency does hereby recommend that the City Council declares the land described in Exhibit "A" a deteriorated area pursuant to the Idaho Urban Renewal Law and the Local Economic Development Act in order to facilitate the creation of a urban renewal district for the revitalization and/or development of a light industrial area that is attractive to such businesses and will promote job creation.

Section 3. This resolution will be effective upon its passage.

Passed by the Post Falls Urban Renewal Agency this 20th day of August 2020.

Jerry Baltzell, Chairman

Figure 3: Proposed Pleasant View Urban Renewal District Boundaries
(Dark Shaded Lots with Lot Lines in Black)



Quarterly Web Site & Video Statistics as of: 6/30/2020

For Commission Meeting on: 8/20/20

	2019	2019	2020	2020
Website - PFURA.com	<u>3rd Qtr</u>	<u>4th Qtr</u>	<u>1st Qtr</u>	<u>2nd Qtr</u>
Site Visits (Sessions)	393	301	300	275
Page Views	837	532	906	480
Pages/Visit	2.13	1.54	2.12	1.75
Bounce Rate	56.74%	60.13%	59.02%	68.36%
Average Time on Site (minutes)	2:01	1:01	2:03	1:10
% New Visits	83.5%	85.6%	80.8%	86.7%

Top Pages: (views on each)

PFURA-Log In (home)	319	219	290	205
News	4			
Agendas & Minutes	22	39	45	5
The Commission	25	18	19	35
Meetings	19	14	16	
Contact Us	9			
City Center		3		
EPF	6	13	17	3
EXPO	3	10		2
Center Point	10	4		2
PF Technology Dist.	31		13	20
West Seltice II	20	13	9	15
How TIF Works	24	21	17	
Documents (Overpass)				
Financials				
Archives				
about us				
our-districts		6	17	10
Sharebutton				
Resources				

Video - You Tube views this quarter:	23	23	5	4
Total Views	1276	1299	1304	1308



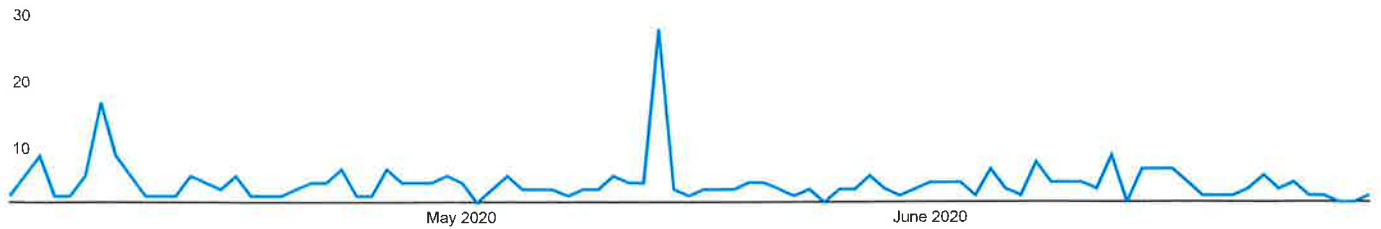
Audience Overview

Apr 1, 2020 - Jun 30, 2020

All Users
100.00% Users

Overview

Users



Users

215



New Users

208



Sessions

275



Number of Sessions per User

1.28



Pageviews

480



Pages / Session

1.75



Avg. Session Duration

00:01:10

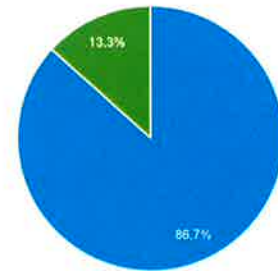


Bounce Rate

68.36%



New Visitor Returning Visitor



City	Users	% Users
1. Coeur d'Alene	70	31.67%
2. Post Falls	35	15.84%
3. (not set)	19	8.60%
4. Paris	11	4.98%
5. Shinjuku City	6	2.71%
6. Bonners Ferry	6	2.71%
7. Hayden	6	2.71%
8. Ashburn	6	2.71%
9. Kent	6	2.71%
10. Spirit Lake	3	1.36%