

POST FALLS URBAN RENEWAL MINUTES
September 19, 2019

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 were Commissioners Larry Carstensen, Len Crosby, Eric Clemensen, Collin Coles and Jame' Davis. Commissioner Laura Horn had an excused absence. Baltzell led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

Baltzell stated there will be a public hearing on the 2020 Closing Budget for W. Seltice II. Anyone wishing to speak, please fill out a comment form and give it to Director Fountain.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, August 15, 2019.

Item B is the Joint Workshop Minutes, August 27, 2019.

Item C is the payables for the month totaling \$11,188.67.

Item D is the Bank Activity Report which shows total funds in all accounts of \$4,565,752.80 with accrued interest for the month of \$7,704.52.

Item E is the financial reports as of August 31, 2019.

Item F is the FY 2020 Legal Services Contract.

Approval of the Consent Calendar will authorize the transfer of \$7,704.52 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$11,188.67 for general payables.

Commissioner Crosby made a motion to approve the Consent Calendar as presented, seconded by Carstensen. Roll Call: Davis - Aye; Coles - Aye; Clemensen - Aye; Crosby - Aye; Carstensen - Aye; Baltzell - Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – Financial reports have been reviewed. Finance Committee is working with the Executive Director to prepare a projection on district closures to give the City a better idea of what the new development tax increment will be as the districts close. The projection is anticipated to be completed in November, pending firm numbers from the County.

District Review – Coles - Nothing to report.

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

CITIZEN COMMENTS

None

PUBLIC HEARING

Baltzell stated that a Public Hearing will be held on the 2020 Closing Budget for the W. Seltice II Urban Renewal District. If anyone wishes to speak on either of these budgets and has not filled out a form, please do so now and give it to the Executive Director. Notice of the public hearing was published on September 15th and September 12th as required by Idaho Code Section 50-2903(5). Baltzell opened the Public Hearing at 8:05 am

Treasurer Crosby presented the Closing Budget for W. Seltice II. The W. Seltice II Urban Renewal District was created in 2005 and encompasses 248 acres. The District was formed to address the blight, extend public infrastructure create employment opportunities and address traffic improvements. Greenstone Corporation of Liberty Lake, WA is the proponent.

The district is now the home of the Montrose community, Advanced Thermoplastics Composites manufacturing plant and the Treaty Rock Corporate Center. Public improvements totaling \$1.9M which include sewer, water, transportation infrastructure and others were completed and several hundred jobs were created.

Over the 15-year life of the District, the assessed value rose from \$1.7M to \$26M. The process of closing an urban renewal district begins with a presentation of a closing budget. We are anticipating to close the district at or prior to the maturity date of November 15, 2020, subject to sufficient tax increment to repay the outstanding obligation which is currently \$286,311. By law the URA may Collect increment through 2021 since property taxes are paid in arrears, however current projections indicate we will close the district in September 2020 and rebate any remaining monies to the various taxing entities.

Upon completion of this district the increased taxes generated by new development of approximately \$400,000 per year will be returned to the City of Post Falls, Kootenai County related taxing entities and increase their revenues in 2021 and future years.

This will be the fourth Urban Renewal District that the Post Falls Urban Renewal Commission has closed.

At this time Chairman Baltzell asked if any forms for public comment had been submitted. Being none, Baltzell closed the Public Hearing at 8:08 am for Commission deliberation and action.

UNFINISHED BUSINESS

Resolution 2019-05 Approving the 2020 Closing Budget for the W. Seltice II Urban Renewal District. Commissioner Crosby made a motion to approve the Closing Budget for the W. Seltice II URD and adopt Resolution 2019-05, seconded by Clemensen. Roll Call: Davis - Aye; Coles – Aye; Clemensen – Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye. Motion carried.

Downtown URD update. Shelly Enderud addressed Commission regarding the Downtown District. City staff met with ULI representatives and determined it would be best to update the 2005 City Center Plan. The update will involve removal of finished projects and the addition of new projects to the downtown area which include the city center parking plan, remediation for the Idaho Veneer and the Landings sites, additional streets, curb, gutter, sidewalk and the couplet. The costs within the current project list doesn't include monies that might be available through impact fees, grants or general fund dollars. Welch Comer will do a couple public outreaches including surveys. There will also be some workshops to update that plan which the Agency will be invited to.

Things are being slowed down to enable more public involvement which will extend the adoption of the Downtown District Plan out to early to late spring of 2020. The property at 310 N Spokane Street has sold, a restaurant is anticipated to be built at that location. That buyer is also looking at a one-acre parcel in the Landings to invest in.

Discussion:

Baltzell: Will Welch Comer assist with getting a "vision" for the downtown area?

Enderud: The vision in the City Center Plan is still relevant, however through outreach we will find if it is still the vision of the community.

Crosby: Will the boundaries be adjusted to include additional properties along East Seltice to include the Opportunity Zone?

Enderud: Any areas that have not already been declared deteriorated would have to go through that process. As the vision is solidified, we can look at changing the boundaries.

Baltzell: The initial boundaries can be reduced as the plan is fine-tuned.

Baltzell stated the 3 on 3 meetings will resume. The meetings consist of URA Chairman, Executive Director and one Commission member, Mayor, City Administrator and one Council or staff member. Commissioners will be rotated on a monthly basis so everyone has the opportunity to participate. Legal Counsel will attend based as needed. The potential of this new district is really good, it isn't going to happen overnight. It will evolve over time if we do it right the first time, as it grows and develops there will be a natural influx of businesses and industries so we can have the people that live here stay here and don't have to drive to Spokane or somewhere else to work, shop or entertain.

Clemensen: What was the advice or recommendation from ULI panel members that seemed to resonate most with City staff?

Enderud: Discussing the vision which is the reason to update the 2005 City Center Plan, there are a lot of new residents in Post Falls that didn't have a voice in the 2005 version. The need to have a laser focus on creating that vision. Post Falls has a long history of successful URD's and we want to do this right and continue that trend.

Davis: The Chamber would be happy to help with getting the surveys out to the community.

Baltzell: It would be nice to get a rendering of what the downtown will look like so that the citizens can visually see what the vision is.

NEW BUSINESS

None

STAFF REPORT

Fountain stated the 4th Avenue parking lot is complete with landscaping and sprinklers.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

Baltzell stated he is pleased with the progress between the City and Agency as the plan for a new downtown district moves forward.

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 8:27 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman