

POST FALLS URBAN RENEWAL MINUTES

October 17, 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, and Jame' Davis. Commissioner's Laura Horn, Collin Coles and Eric Clemensen had excused absences. Carstensen 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, September 19, 2019.

Item B is the payables for the month totaling \$185,331.29 which includes payment to the City of Post Falls in the amount of \$180,062.51 for the EPF sewer projects. Commissioner Carstensen and Crosby reviewed the payment request.

Item C is the Bank Activity Report which shows total funds in all accounts of \$4,583,703.46 with accrued interest for the month of \$8,188.25.

Item D is the financial reports as of September 30, 2019 and includes the 4th quarter budget vs. actual report.

Approval of the Consent Calendar will authorize the transfer of \$8,188.25 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$185,331.29 for general payables.

Commissioner Crosby noted that the operating expenses for FY 2019 were \$33,098 or 26.8% under budget, which is a savings to the taxpayer as these funds can be applied to existing obligations for public improvements in our districts. This is one of the many things we do to enable early closure of our districts and return the money to the taxpayer and the taxing entities. Crosby commended Director Fountain for the work she continues to do for the Commission and the community. Baltzell concurred and recognized the Finance Committee for their work on oversight of Agency operations.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – Financial reports have been reviewed.

District Review – Coles - Nothing to report.

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

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

EPF Sewer Project Update. John Beacham, Public Works Director for the City of Post Falls provided an update on the sewer projects in the EPF District:

Tullamore Lift Station in the Tullamore Subdivision is substantially complete.

Highway 41 Sewer Upsizing: Horsehaven south to 12th Avenue. Design has been completed and the project went out to bid in September, the City has ninety (90) days to award the project. To date, ITD has not secured all the ROW in that corridor. Indications are ITD probably won't have ROW completed by year end which would cause the City to re-bid the project once all ROW has been acquired.

12th Avenue Lift Station & EQ Basin: Easement has been secured. Project design is 90% complete and is on schedule.

Commissioner Crosby clarified that the sewer improvements are part of the original Plan for the EPF District. The sewer improvements will open opportunities for the northwest part of the City to develop. Beacham agreed and stated that the sewer improvements along with updated agreements with the developers will allow substantial areas to develop that were formerly challenged due to high cost of the infrastructure.

Baltzell thanked Beacham for the update and noted that the improvements will serve commercial and retail businesses as well as residential.

Post Falls Technology District Update. Jerry Dicker, President of BGI provided an update of the Tech Park and Shopping Center located North of Prairie Avenue east and west of Highway 41. The shopping center will probably be the first thing built after ITD has completed reconstruction of Highway 41. There is a LOI (letter of intent) to anchor the shopping center. BGI has met with ITD and will provide ROW and early possession to get the project moving forward. JUB is conducting a traffic study to determine where to access the site.

BGI made an offer to the railroad for the portion that goes through the Tech Park. They have commissioned USF to do a marketing study outlining the benefits for companies looking to locate in Post Falls. The study should be completed in eight (8) weeks. They are working closely with CDA EDC (Jobs Plus) and site selectors.

The goal is to have a nicely laid out campus that provides good paying jobs. Users want to know if the land is shovel ready. Today, the process for a strong tech user with heavy demand to located here could take up to three years. BGI is working with the electric companies to try and get that

process down to one year. They would like to decrease the construction time as much as possible as tech users aren't reliant on the completion of Highway 41.

Crosby noted that the construction of Highway 41 will take place from 2020 to 2022 and in 2023 ITD will begin work on the Highway 41 Interchange.

NEW BUSINESS

None

STAFF REPORT

Fountain stated JR Watson in the Expo District has submitted a reimbursement request for infrastructure on Jacklin Road and Expo Parkway. A task order from Welch Comer will come to Commission in November.

Pointe Partners in the Center Point District will also be submitting costs for extension of Beck Road adjacent to the Maverick Station. Crown Enterprises has plans to the City which should be approved in a couple weeks. No news of when UPS will relocate there.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

Projects are moving along as they should, the URA will continue to work with the City and developers to keep the momentum going. Monthly 3 on 3 meetings with the City have resumed.

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 8:43 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman