

POST FALLS URBAN RENEWAL District Review Committee

December 9, 2019 – PFURA Office

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to at 8:30 am. Present were in addition to Coles were Commissioner's Jame' Davis and Len Crosby and Director Diane Fountain.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Review Existing Districts. Committee reviewed the current districts, closure dates and projected new development dollars that will be returned to the taxing entities. Committee will create a closure report for the West Seltice District which closes in August, 2020.

Lessons Learned. Coles stated he feels the only thing valuable in a district plan is the infrastructure. We need to identify the infrastructure improvements funded through urban renewal that are of value to the growth of the city; improvements that are above and beyond the cost of normal development. Urban renewal is a tool for the City to use. Policy #7 identifies reimbursement percentages for different types of infrastructure that are necessary for development within a district.

Principles for Future District Formation. Coles stated that urban renewal (UR) would be best served if we take the city's infrastructure plans and have the engineer prioritize those. UR should have nothing to do with projects except to fund them. We need the city or a proponent to propose projects and identify what projects are essential and what projects are above and beyond normal development. Projects could include necessary infrastructure to complete network systems, such as roads and sidewalk to foster the community. We need to ask the City, if UR is going to be the best tool, we need clear parameters to follow, keeping in line with UR law.

Downtown District Discussion:

Davis: If the City could produce a priority list it would be helpful to us in making decisions as to what infrastructure urban renewal should pay for. It would be an efficient way to identify what infrastructure is needed for development of the downtown district.

Coles: Post Falls is a linear community along Seltice and I-90, it might never have a downtown.

Davis: I like the idea of a downtown in this area. I envision it to be like Sherman Ave. with small retail and restaurants and possibly a gourmet market. We need to be really specific and intentional with the types of businesses.

Coles: The reality is we have had a dream for a downtown for at least 25 years, it might not ever happen.

Davis: Every time a new restaurant opens people get excited and come down here, if we could have more development it would keep them coming. We need a large developer with a vision.

Coles: That is the trap we fall in to with our districts. They come in with big plans and things change.

Crosby: We are almost at a tipping point, if you take the former Harry Green site, there is just barely enough land to do something significant. If the frontage parcels along Spokane St. keep being sold off that will evaporate.

Davis: I agree, the intent of decent projects goes away.

Crosby: It's going to take an incentive.

Coles: The city has lots of incentives they could use, such as reduction in impact fees in the city center. We need to follow the city's lead; UR is a tool.

Crosby: We need to have a vision from City Council for the downtown area or development along Pleasantview and identify what projects need to take place in order for the vision to come to fruition.

Davis: We could ask local developers what is making the Landings undesirable, besides the price and what they envision is the best use for that property.

Event Center Discussion. Coles introduced the idea of an event center out on the prairie, possibly in the Technology District. A public, private partnership would be ideal. It would require a joint powers agreement with Kootenai County and surrounding cities to help subsidize it.

Meeting adjourned at 10:25 a.m.

Respectfully submitted,



Diane Fountain, Executive Director



Collin Coles, Chairman