

## **POST FALLS URBAN RENEWAL MINUTES**

**December 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 Laura Horn, Len Crosby, Jame' Davis, and Collin Coles. Commissioner's Larry Carstensen & Eric Clemensen had excused absences. Baltzell led the Pledge of Allegiance.

### APPROVAL OF AMENDED AGENDA

Commissioner Crosby made a motion to amend the Agenda to add item 9a under New Business – District Closure Projections, seconded by Horn. Motion carried by voice vote.

### CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

### CONFLICT DISCLOSURE

None

### CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, November 21, 2019.

Item B is the District Review Meeting Minutes, December 9, 2019.

Item C is the payables for the month totaling \$6,523.74.

Item D is the Bank Activity Report which shows total funds in all accounts of \$4,343,104.03 with accrued interest for the month of \$6,228.81.

Item E is the financial reports as of November 30, 2019.

Approval of the Consent Calendar will authorize the transfer of \$6,228.81 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$6,523.74 for general payables.

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

### COMMITTEE UPDATES

*Finance & Policy* – Crosby – Financial reports have been reviewed. Committee worked with staff putting together the cash flow projections for the City.

*District Review* – Coles – Committee met to review district closures and discuss the principles for future district formation. Coles will submit a report of findings from the meeting that will be used at the Strategic Planning Session.

*Communication, Property and Personnel* – Carstensen – Noting to report.

#### CITIZEN COMMENTS

None

#### UNFINISHED BUSINESS

None

#### NEW BUSINESS

District Closure Projections. Director Fountain did a presentation showing the projected amount of new development that will be available to the City as districts close. The calculations are based on the City's current levy rate and the development which has been completed and is on the tax rolls as of December 2019. The projection does not assume any increase in the City's tax rate or any increases in valuation within the districts. The projected dates and amounts are as follows:

<u>District</u>	<u>Closure Date</u>	<u>New Development</u>	<u>Amount</u>	<u>Budget Year</u>
W. Seltice II	Aug. 2020	\$ 31,292,794	\$133,322	FY 2021
Expo	Aug. 2022	\$ 29,032,924	\$123,694	FY 2023
Center Point	Aug. 2022	\$ 54,603,019	\$232,634	FY 2023
EPF – S/C	Aug. 2022	\$212,602,465	\$905,786	FY 2023
Tullamore	Aug. 2023	\$101,045,770	\$430,502	FY 2024

A total of over \$1.8 million aggregate will be available to the City of Post Falls per year from the date of closure moving forward.

It is anticipated there will be excess increment in the W. Seltice II, Center Point, EPF-S/C and Tullamore districts when they close which will provide rebates for the taxing districts.

Commissioner Crosby made a motion to approve the district closure projections as presented and provide the information to the City, seconded by Davis. Roll Call: Horn – Aye; Crosby – Aye; Baltzell – Aye; Davis - Aye; Coles – Aye. Motion carried.

#### STAFF REPORT

Fountain stated there is a light industrial user looking to locate in the Expo District Commerce Park (anticipated to close escrow by the end of February) and also a potential industrial user looking at a 10-acre parcel off Expo Parkway.

In Center Point, UPS has submitted plans to the City and Crown Enterprises is expected to submit their plans soon.

The FY2019 Audit work has been completed and will be presented to Commission in January.

Reimbursement submittals for Expo and Center Point are being reviewed by Welch Comer and will be on the January Agenda for approval.

City Council will hold a workshop on the Future Land Use Map/Comprehensive Plan on January 28<sup>th</sup> from 5:30 to 7:30 pm in the Community Room at the Post Falls Police Department.

City staff will present an "Impact Fee Update" to Commission at a February 11<sup>th</sup> workshop to receive feedback and comments prior to going before other groups.

#### COMMISSIONER COMMENTS

Commissioner Crosby stated the City of Post Falls is growing and it is concerning to see the number of zone changes and special use permits that move industrial or commercial land to residential. To continue approving these rezoning requests particularly in the Montrose area or along Highway 41 is going to create issues as the impact of residential is greater on City services than industrial or commercial property.

Baltzell agreed, it is taking away commercial and industrial land that would create jobs. An effort is needed to encourage and welcome commercial and industrial type businesses that have a far greater impact on the tax rolls with less of an impact on the services the City provides to the community.

#### CHAIRMAN COMMENT

Baltzell stated the Commission will hold a workshop to review items that have been discussed at finance and district review committee meetings to prepare a format for a Strategic Planning Session. We will blend the City's report on the future land use and comprehensive plan to determine what is the best use of urban renewal to support the community. With a vision from the City and project priorities, we can look to the future and plan.

#### ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Horn. All in favor by voice vote. Meeting was adjourned at 8:21 am.

Respectfully submitted,

  
\_\_\_\_\_  
Diane Fountain, Executive Director

  
\_\_\_\_\_  
Jerry Baltzell, Chairman