



Post Falls Urban Renewal Agency  
March 19, 2020 Meeting  
8:00 am, Post Falls City Hall

## AMENDED AGENDA

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
3. Approval of Amended Agenda **ACTION ITEM**
4. Conflict Disclosure
5. Consent Calendar **ACTION ITEMS**
  - a. Commission Meeting Minutes, February 20, 2020
  - b. Payables
  - c. Bank Activity Report
  - d. Financial Reports
  - e. Agency/City MOU
6. Committee Updates
  - a. Finance and Policy – Crosby
  - b. District Review - Coles
  - c. Communications, Property & Personnel - Carstensen
7. 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.
8. Unfinished Business
9. New Business
  - a. Order of Approval – J.R. Watson & Assoc. (Expo) **ACTION ITEM**
  - b. Resolution 2020-01 (West Seltice II Closure) **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**  
**February 20, 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 Eric Clemensen, Larry Carstensen, Len Crosby and Laura Horn. Commissioner Jame' Davis had an excused absence. Commissioner Collins Coles was absent Also in attendance was legal counsel Pete Bredeson. Clemensen 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, January 16, 2020.

Item B is the Workshop Minutes, February 11,2020.

Item C is the Communications, Property and Personnel Committee Minutes, February 11, 2020.

Item D is payables for the month totaling \$480,096.32 which includes the semi-annual payment to WTB for \$469,000 on the Greensferry Overpass loan.

Item E is the Bank Activity Report which shows total funds in all accounts of \$7,266,541.16 and accrued interest for the month of \$5,696.25.

Item F is the financial reports as of January 31, 2020.

Item G is the Amendment to the Agency By-Laws.

Approval of the Consent Calendar will authorize the transfer of \$5,696.25 accrued interest to the General Fund and a transfer to the Community 1st checking account of \$480,096.32 for general payables.

Baltzell inquired on the amendments to the Agency By-Laws. Attorney Bredeson reviewed the changes made by recent legislation.

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

COMMITTEE UPDATES

*Finance & Policy* – Crosby – January financial statements have been reviewed.

*District Review* – Coles – Nothing to report.

*Communication, Property and Personnel* – Carstensen – Committee met and discussed the Agency website update and office needs. Another meeting will be scheduled to discuss budget items for FY 2021.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Approval of Semi-Annual Proponent Reimbursements. Per policy #7, Tax increment received by the Agency for each of the Urban Renewal Districts is disbursed in February and August each year for project cost reimbursement. February reimbursements will be distributed as follows:

<u>District</u>	<u>Proponent</u>	<u>Reimbursement</u>	<u>Remaining Obligation</u>
Center Point	Pointe Partners, LLC	\$509,950.76	\$ 284,463.69
Tullamore	Copper Basin Construction	\$461,133.89	\$2,428,714.55
Tullamore Commons II	Whitewater Creek	\$ 11,086.79	\$ 183,084.77
Expo	JR Watson & Associates	\$218,799.19	\$ 284,196.14
W. Seltice II	Greenstone Corporation	\$187,019.56	\$ 99,291.06

Pointe Apartments has a current balance of \$88,869.56 that is being held until the Agreement between Whitewater Creek and Pointe Partners, LLC is signed.

We have started to receive increment for the Post Falls Technology District and will track those monies for future reimbursement of public infrastructure improvements.

Fountain stated a motion with a roll call vote would be in order to approve the proponent payments in the stated amounts and approve transfer of \$1,387,990.19 to the First Interstate Checking account for that purpose.

Commissioner Crosby clarified the reimbursements being made are for public improvements that have been planned, completed, paid for by the proponent and dedicated to the City. The Agency is taking increment and disbursing it. The Agency reimburses with the increment received.

Commission Crosby made a motion to approve the Semi-Annual Proponent Reimbursements as presented, seconded by Carstensen. Roll Call Vote: Horn – Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye; Clemensen – Aye. Motion carried.

## STAFF REPORT

Fountain provided an update in the Expo District. Summit Mold has financing in place and will start construction to expand their facility and create additional jobs. They are currently operating out of a 12,000 sq. ft building and will build another 24,000 sq. ft building with a breezeway to connect the two.

Currently Summit Mold has 12 employees and will expand to 30-35 in the next 2 years. Another deal is expected to close April 15th on 10 acres just west of the Surgical Center on Expo Parkway. Construction on that parcel will start in late summer. Romney Motion is expanding their business on Innovation Way. Mr. Watson relayed that if not for Urban Renewal he would not have been able to build the Commerce Park.

There was a bid opening for Phase I on the 12<sup>th</sup> Avenue Lift Station. The engineer's estimate was \$4,566,000 the bids ranged from \$3.4 to \$4.6 Million. After the bid is reviewed it will be awarded in March and construction will start in April.

By reducing the reserve balance and applying the money toward the principal of the loan at WTB, the Agency has saved \$94,210.56 in interest.

## COMMISSIONER COMMENTS

Commissioner Clemensen attended the City Council meeting on Tuesday, where the Annual Report was presented. The Mayor was very complementary of presentation and the Agency overall.

Commissioner Crosby stated there is a lot of discussion about the benefit or lack thereof regarding urban renewal. This Commission has done an excellent job for Post Falls. There is a lot of mis-information going around. People are not looking at our website, they aren't asking us questions or coming to meetings.

## CHAIRMAN COMMENT

Baltzell stated Commission needs to keep moving forward and continue working closely with the City. We have consistently been conservative and get things done that are important for the community.

## 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 8:17 am.

Respectfully submitted,

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Diane Fountain, Executive Director

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Jerry Baltzell, Chairman

**Post Falls Urban Renewal Agency - In-House**  
**Unpaid Bills Detail**  
As of March 19, 2020

Type	Date	Memo	Open Balance
<b>Bredeson Law Group</b>			
Bill	03/15/2020	Legal Services: 2/13/20 to 3/14/20	625.00
Total Bredeson Law Group			625.00
<b>Canon Solutions America, Inc.</b>			
Bill	03/01/2020	Copier Usage: 2/01/20 to 2/29/20	6.41
Total Canon Solutions America, Inc.			6.41
<b>Coeur d' Alene Press</b>			
Bill	02/19/2020	Legal Ad for Annual Report to City	27.01
Total Coeur d' Alene Press			27.01
<b>Verizon Wireless</b>			
Bill	03/19/2020	Office Phone - 1/28/20 to 2/27/20	73.91
Total Verizon Wireless			73.91
<b>TOTAL</b>			<b>732.33</b>

payroll      4709.99  
5,442.32

# Bank Activity Report

## February 2020

### Cash Section

#### Checking: First Interstate

Beginning Balance		\$	10,676.78
Deposits	\$	1,899,473.31	
Withdrawals	\$	(1,899,216.40)	
Ending Balance		\$	10,933.69
Outstanding Checks	\$	(1,401.34)	
Account Balance		\$	9,532.35

#### Money Market: First Interstate

Beginning Balance		\$	45,237.70
Deposits	\$	3.47	
Withdrawals	\$	-	
Ending Balance		\$	45,241.17
Deposits in Transit	\$	-	
Outstanding Checks			
Account Balance		\$	45,241.17

#### Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

### Investment Section

#### LGIP General Fund 1829

Beginning Balance		\$	664,351.77
Contributions	\$	6,773.13	
Withdrawals	\$	(11,096.32)	
Ending Balance		\$	660,028.58
Outstanding Transfer	\$	-	
Account Balance		\$	660,028.58

#### LGIP Capital Improvements 1910

Beginning Balance		\$	6,217,911.27
Contributions	\$	37,340.47	
Withdrawals	\$	(1,862,686.44)	
Ending Balance		\$	4,392,565.30
Outstanding Transfer	\$	-	
Account Balance		\$	4,392,565.30

#### WTB - Checking

\$ -

### 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:

**\$ 5,436,895.14**

February

	Interest
State Pool - LGIP 1910	\$ 5,973.34
CD - Washington Trust Bank	\$ -
CDARS - Washington Trust Bank	\$ -
<b>Total</b>	<b>\$ 5,973.34</b>

## Post Falls Urban Renewal Agency - In-House

## Balance Sheet

03/04/20

As of February 29, 2020

Accrual Basis

	Feb 29, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
WTB - Loan Reserve - CD	250,000.00
Savings - Idaho Central CU	25.00
First Interstate Bank - MMA	45,241.17
First Interstate Bank- Checking	9,532.35
WTB - Loan Reserve - CDARS	79,502.74
LGIP1829-General Fund	660,028.58
LGIP1910-Capital Improvements	4,392,565.30
Total Checking/Savings	5,436,895.14
Other Current Assets	
Prepaid Insurance	2,261.06
Accounts Receivable - Taxes	120,604.00
Interest Receivable	9,704.00
Total Other Current Assets	132,569.06
Total Current Assets	5,569,464.20
<b>TOTAL ASSETS</b>	<b>5,569,464.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Washington Trust Bank-Overpass	938,000.00
Accrued Vacation Payable	3,523.83
Deferred Increment Revenue	86,593.00
Payroll Liabilities	
ID- Unemployment Payable	21.72
Payroll Liabilities - Other	1,748.59
Total Payroll Liabilities	1,770.31
Total Other Current Liabilities	1,029,887.14
Total Current Liabilities	1,029,887.14
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	2,862,272.05
Equity	
Committed Fund Balance	72,749.00
Assigned Fund Balance	3,268,252.00
Restricted Fund Balance	422,852.44
Nonspendable Fund Balance	2,261.00
Allowance for Long Term Debt	-2,770,384.91
Fund Balance - Special Revenue	0.43
Fund Balance - General Fund	-152,951.55
Unrestricted Net Assets	830,986.29
Net Income	1,033,427.45
Total Equity	2,707,192.15
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,569,464.20</b>



Post Falls Urban Renewal Agency - In-House

Profit & Loss

February 2020

	Feb 20	Oct '19 - Feb 20
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
PF Technology District	119.64	30,713.09
Interest	7,073.36	37,456.80
Center Point District	9,562.51	528,285.09
East Post Falls District	12,764.27	2,033,578.84
Expo District	7,222.43	217,185.02
West Seltice II	1,698.28	186,575.43
<b>Total Income</b>	<b>38,440.49</b>	<b>3,033,794.27</b>
<b>Gross Profit</b>	<b>38,440.49</b>	<b>3,033,794.27</b>
<b>Expense</b>		
Meetings	0.00	80.00
Audit	1,193.75	7,000.00
Advertising & Legal Notices	35.65	163.54
District Payments	1,856,990.19	2,131,827.41
Engineering Services	2,600.00	5,200.00
Legal Fees	1,325.00	2,800.00
Insurance	150.00	150.00
Dues & Memberships	0.00	500.00
Office Supplies	49.54	53.30
Postage, Mailing Service	5.25	5.25
Printing and Copying	9.36	25.92
Rent	0.00	7,740.00
Telephone, Telecommunications	73.91	369.98
Website Design, Hosting & Maint	0.00	150.00
Payroll Expenses	5,990.59	25,190.83
<b>Total Expense</b>	<b>1,868,423.24</b>	<b>2,181,256.23</b>
<b>Net Ordinary Income</b>	<b>-1,829,982.75</b>	<b>852,538.04</b>
<b>Net Income</b>	<b>-1,829,982.75</b>	<b>852,538.04</b>

## Fund Reconciliation:

2/29/2020

**QB**

WTB - Loan Reserve - CD	\$	250,000.00
Savings - Idaho Central CU	\$	25.00
First Interstate - MMA	\$	45,241.17
First Interstate - Checking	\$	9,532.35
WTB - Loan Reserve - CDARS	\$	79,502.74
LGIP - 1829	\$	660,028.58
LGIP - 1910	\$	4,392,565.30

**Total****\$ 5,436,895.14****FUNDS**

General Fund	\$	720,800.44
Capital Improvement Fund	\$	4,386,591.96
WTB - Loan Reserve (EPF)	\$	329,502.74

**Total****\$ 5,436,895.14**

## C.I. Fund Allocation:

PF Technology	\$	14,713.09
CP-The Pointe	\$	-
CP-Pointe Apartments	\$	88,869.56
Expo	\$	-
W. Seltice II	\$	-
EPF-Tullamore	\$	-
EPF-Tullamore Commons II	\$	-
EPF-S/Ctr	\$	4,283,009.31
	\$	<u>4,386,591.96</u>

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

Termination Date	Technology Dist.	Center Point	Pointe	East Post Falls		Commons II	Expo	West Seltice II	Total	
	2038	The Pointe 2022	Apartments 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								-	
	Apr-20								-	
	May-20								-	
	Jun-20								-	
	Jul-20								-	
	Aug-20								-	
	Sep-20								-	
<b>Total YTD</b>	<b>30,713.09</b>	<b>509,950.76</b>	<b>23,402.96</b>	<b>1,573,951.71</b>	<b>461,133.89</b>	<b>11,086.79</b>	<b>218,799.19</b>	<b>187,019.56</b>	<b>3,016,057.95</b>	
Approved Obligation		7,564,627.45	-	13,000,000.00	6,498,959.82	325,000.00	3,724,497.23	1,990,008.28	33,103,092.78	
Obligation Balance @ 12/31/19		794,414.45		3,174,057.26	2,889,848.44	194,171.56	502,995.33	286,310.62	7,841,797.66	
Carry over @ 12/31/19		9,873.62	65,466.60	3,246,340.73	5,004.51	-	6,214.14	3,222.34	3,336,121.94	

## MEMORANDUM OF UNDERSTANDING

### 2005 CITY CENTER MASTER PLAN UPDATE, ECONOMIC FEASIBILITY STUDY & BUILD-OUT ANALYSIS BY THE METTS GROUP AND WELCH COMER

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made and entered into this \_\_\_\_ day of March, 2020 by and between the POST FALLS URBAN RENEWAL AGENCY, an Idaho urban renewal agency, 201 E. 4<sup>th</sup> Avenue, Post Falls, Idaho 83854 (hereinafter referred to as the “Agency”), and the CITY OF POST FALLS, an Idaho municipal corporation, 408 North Spokane Street, Post Falls, Idaho 83854 (hereinafter referred to as the “City”).

#### WITNESSETH:

WHEREAS, on July 16, 2019, the City Council approved Resolution No. 19-06 thereby declaring the Proposed Downtown Urban Renewal District (hereinafter the “Proposed District”) to be a deteriorating area pursuant to the Idaho Urban Renewal Law of 1965 (Idaho Code §§ 50-2001 – 50-2033 *et seq.*) and the Idaho Local Economic Development Act (Idaho Code §§ 50-2901 – 50-2913 *et seq.*).

WHEREAS, on February 18, 2020, the City Council approved a contract with The Metts Group, LLC and Welch, Comer & Associates, Inc. to update the 2005 City Center Master Plan, complete an Economic Feasibility Study for the Proposed District and perform a corresponding Build-Out Analysis (hereinafter the “Contract”).

WHEREAS, Idaho Code § 50-2903(14), which is part of the Local Economic Development Act, defines “project costs” to include “professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services”.

WHEREAS, pursuant to Idaho Code § 50-2015(d)(1), the City and the Agency may enter into agreements (which agreements may extend over any period, notwithstanding any provisions or rule of law to the contrary), respecting action to be taken by the City pursuant to any of the powers granted by the Urban Renewal Law of 1965.

NOW, THEREFORE, in consideration of the mutual goals and consideration to be derived here from, the parties enter into the following understandings with reference to the Contract.

1. Funding Arrangement. The City shall pay The Metts Group, LLC and Welch, Comer & Associates, Inc. according to the terms of the Contract. The Agency agrees to reimburse the City for one-half (1/2) of the total Contract price not to exceed \$30,000.00.
2. Purpose. The purpose of the MOU is to formally document the understanding and the relationship between the parties with respect to the Contract.
3. No Third-Party Beneficiaries. The terms and provisions of this MOU are intended solely for the benefit of each party hereto and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity.

IN WITNESS WHEREOF, the parties have set their hands effective the date first above-written.

CITY OF POST FALLS

POST FALLS URBAN RENEWAL AGENCY

BY: \_\_\_\_\_  
Ronald G. Jacobson, Mayor

BY: \_\_\_\_\_  
Larry Carstensen, Vice-Chairman

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Shannon Howard, City Clerk

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

**POST FALLS URBAN RENEWAL AGENCY ORDER OF APPROVAL**

**Expo District – J. R. Watson & Associates Development Corp.**

WITNESSETH:

WHEREAS the following described Participant has either submitted a request for reimbursement pursuant to the terms of the following described Settlement Agreement, and/or is requesting an amendment to the terms of the Settlement Agreement:

- (1) Participant: J.R. Watson & Associates Development Corp.  
P.O. Box 610  
Seal Beach, CA 90740,
- (2) Settlement Agreement: March 16, 2007; 1<sup>st</sup> Addendum: July 15, 2010; 2<sup>nd</sup> Addendum: February 20, 2014; 3<sup>rd</sup> Addendum: September 21, 2017,
- (3) Requested Action: Reimbursement of Participant expenditures in the amount of \$737,994.72 comprising hard costs and soft costs for Expo Parkway and Jacklin Road in the Expo Urban Renewal District and Expo's 4.9% share of the Sysco Pump Station Improvements.

Hereinafter referred to as the Request, and

WHEREAS the Post Falls Urban Renewal Agency, hereinafter referred to as the Agency has had the Request reviewed by staff, and staff has submitted findings and recommendations to the Commission of the Agency.

NOW, THEREFORE, the Board of Commissioners of the Post Falls Urban Agency does hereby make the following findings of fact:

- The Request is in compliance with the terms of the Settlement Agreement.
- The costs are in line with the initial engineer estimates of cost and are supported by invoices for the total Request.
- The invoices and on-site work have been reviewed for the Agency by outside engineering firm Welch-Comer with a recommendation of payment.
- That the constructed publicly-owned infrastructure associated with this Request has been accepted as substantially complete by the City of Post Falls.
- Surety is in place to guarantee infrastructure completion of project punch list items.

BASED UPON THESE FINDINGS, the Commission does hereby approve reimbursement of Participant expenditures in the amount of \$737,994.72 to be paid from tax increment revenues in the Expo Urban Renewal District.

ADOPTED this 19<sup>th</sup> day of March, 2020 by:

**POST FALLS URBAN RENEWAL AGENCY**

By: \_\_\_\_\_

**Larry Carstensen, Vice-Chairman**

RESOLUTION NO. 2020-01

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, MAKING FINDINGS CONCERNING THE REMAINING PROJECT OBLIGATIONS AND ESTIMATED COSTS OF THE WEST SELTICE II URBAN RENEWAL PLAN; ESTIMATING THE PROJECTED REVENUE FROM THE REVENUE ALLOCATION AREA AT TERMINATION OF THE PLAN PERIOD; RECOMMENDING TERMINATION OF SAID PLAN AND REVENUE ALLOCATION AREA AND THAT A SURPLUS BE DECLARED AND DISTRIBUTED; PROVIDING FOR SEVERABILITY, PREEMPTION AND PRECEDENCE; PROVIDING FOR THE REPEAL OF ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the Post Falls City Council (the City) by Ordinance No. 1089 on November 15, 2005 accepted and adopted the West Seltice II Urban Renewal Plan (the Plan) as proposed by the Post Falls Urban Renewal Agency (the Agency), created the West Seltice II Urban Renewal Plan Area (the Plan Area) and approved the West Seltice II Revenue Allocation Area (the Revenue Allocation Area);

WHEREAS, pursuant to Idaho Code Section 50-2903(5), the Agency adopted a Revenue Allocation Plan Budget for the Plan and corresponding Resolution No. 2019-05 on September 19, 2019 showing that the anticipated Agency revenues from revenue allocation financing would be sufficient to cover all estimated expenses related to the Plan by its termination date; and

WHEREAS, the Agency is required by Idaho Code Sections 50-2903(5) and 50-2909(4) to prepare for the termination of the Plan and Revenue Allocation Area no later than August 20, 2020, such date being the Plan termination date.

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 remaining financial obligation of the Plan is \$99,291.06.
- b. That the anticipated revenues from the property tax year 2019 levy upon the increment value within the Revenue Allocation Area will be sufficient to cover the remaining obligation of \$99,291.06, and any surplus must be distributed pursuant to Idaho Code Section 50-2909(4) should a surplus be determined to exist.

c. That the property tax year 2020 increment revenues will constitute an additional surplus that also should be returned to the taxing districts pursuant to Idaho law.

d. That the West Seltice II Revenue Allocation Area should be dissolved on August 20, 2020, and the West Seltice II Urban Renewal Plan terminated as of August 20, 2020.

Section 2. The Agency does hereby request that the City adopt an Ordinance terminating the West Seltice II Revenue Allocation Area and West Seltice II Urban Renewal Plan, to be effective on August 20, 2020, and declaring that any surplus of anticipated revenues from the property tax year 2019 levy from the increment value within the Revenue Allocation Area are surplus funds that are not needed for the payment of Agency indebtedness, and should be returned to the respective taxing districts pursuant to Idaho law.

Section 3. This Resolution is hereby declared to be severable. Should any portion of this Resolution be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the Resolution before the declaration of partial invalidity. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Resolution, then the provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding without the requirement of further action by the Agency, and any amendments to this Resolution as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

Section 4. All Resolutions and parts of Resolutions in conflict with the provisions of this Resolution to the extent of such conflict are hereby repealed.

PASSED by the Post Falls Urban Renewal Agency and effective this 19th day of March, 2020.

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Larry Carstensen, Vice-Chairman  
Post Falls Urban Renewal Agency