

## **POST FALLS URBAN RENEWAL Workshop Minutes**

**August 11, 2020 – City Hall (Chamber Conference Room)**

CALL TO ORDER, ROLL CALL

Chairman Jerry Baltzell called the meeting to order at 8:00 a.m. and introduced Christi Fleischman, welcoming her to the Commission. Executive Director Diane Fountain called the roll. Present in addition to Baltzell were Commissioners Larry Carstensen, Len Crosby, Eric Clemensen and Christi Fleischman. Commissioner Jame' Davis had an excused absence and Commissioner Coles was not present. Also, in attendance was Pete Bredeson, Brad Marshall (JUB), Matt Edwards and Russ Wolfe of Wolfe Architecture and Ryan Ruffcorn and Bill Lawson of A&A Construction.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

**Presentation by A&A Construction – Idaho Veneer site.** Brad Marshall introduced Ryan Ruffcorn and Bill Lawson of A&A Construction and representatives from Wolfe Architecture, Russ Wolfe and Matt Edwards. A&A Construction has been in the area since 1986. They own and retain properties and have acquired the Idaho Veneer property with an option to purchase the property on the north side of 4<sup>th</sup> Avenue. Townhomes and apartments (114 units) will be constructed on 6.3 acres west of the current garden style apartments on 4<sup>th</sup> Avenue. Focus on the mill site (approx. 750-800,000 sq. ft) is a mixed-use community with an active lifestyle and possible civic space. The old silo will be retained as well as other artifacts and used as focal points throughout the area. The developer is working with the City on the extension of Idaho Street. Continuation of Idaho Street south of 4<sup>th</sup> Avenue with parking on both sides will be a benefit to this development, with a lower speed it will be pedestrian friendly with connection to the Centennial Trail.

During discussion, it was suggested to include this project in the City Center Master Plan update and submit a letter of support to the Mayor and City for the project components as it could be a catalyst as we move forward with a Downtown urban renewal district.

**July Financial Statement Review.** Director Fountain presented the July Financials which will be approved at the August 20, 2020 Commission meeting. Commissioner Crosby suggested including the sewer project costs in the EPF District on the Increment Received District Obligation worksheet.

**FY 2020 Audit Engagement Letter.** Director Fountain presented the Audit Engagement Letter for FY 2020 from Anderson Brothers CPA to perform the FY 2020 Audit for an amount not to exceed \$7,250.

Commissioner Crosby made a motion to approve the FY 2020 Audit Engagement letter with Anderson Brothers CPA, seconded by Fleischman. Motion carried by voice vote.

**West Seltice II Closure Report Discussion.** Director Fountain presented the draft closure report for the W. Seltice II District. Commissioner Crosby recommended including the number of jobs that

ATC brought to the district. Fountain also shared the amount of excess increment that will be returned to the taxing entities upon closure of the district.


**Staff Report.** Nothing further to report.

**Commissioner Comments**

None

**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 9:55 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman