

**POST FALLS URBAN RENEWAL
Workshop Minutes**

November 18, 2020 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Executive Director Diane Fountain called the roll. Present in addition to Baltzell were Commissioners Len Crosby, Collin Coles and Christi Fleischman. Commissioners Jame' Davis and Eric Clemensen joined via Zoom. Commissioner Larry Carstensen had an excused absence. Also, in attendance was Pete Bredeson.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, September 17, 2020.

Item B is payables for the month totaling \$7,139.01.

Item C is the Bank Activity Report which shows total funds in all accounts of \$6,025,720.71 and accrued interest for the month of \$2,297.89.

Item D is financial reports as of October 31st and includes the Actual to Budget for FY 2020 which shows that we came in \$31,778.80 under budget.

The September Financial Statements were reviewed by Commissioner Fleischman. On October 5th a check was issued in the amount of \$7,740 to the Chamber for our annual rent payment and on October 15th checks totaling \$6,787.74 were issued.

Commissioner Crosby noted that he reviewed the October financial statements. Commissioner Fleischman noted that the cancelled checks from First Interstate Bank are not clear enough to read and verify. Fountain will contact the bank regarding this matter.

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

Welch Comer Task Order – Pointe Partners, LLC (Center Point). Fountain stated the Agency received a request from Pointe Partners, LLC for Expo Parkway road improvements located in the Center Point District. Welch Comer has submitted a task order to review the reimbursement at a cost not to exceed \$3,200.

The amount of the submittal is \$596,668.06 which is subject to change upon review. An Order of Approval will be brought to Commission in either December or January for approval.

The proponent submitted the request digitally which is acceptable by Welch Comer. After discussion it was determined a hard copy for the office would be appropriate.

Commissioner Crosby made a motion to approve the Welch Comer Task Order #20-01 as presented, seconded by Coles. Roll Call Vote: Baltzell – Aye; Crosby – Aye; Coles – Aye; Fleischman – Aye; Davis – Aye; Clemensen – Aye. Motion carried.

Idaho Open Meeting Law. Legal Counsel Bredeson provided an overview of the Open Meetings Law. Discussion took place on how the law refers to group emails and various committee meetings.

With the current limitations to the size of meetings due to COVID-19, until the restrictions are lifted Commission meetings will include the opportunity for the public to join the meeting via Zoom with instructions added to the Agenda.

Staff Report

Pleasant View URD: The original eligibility study was completed in August with a change in boundary to include the intersection of Seltice Way and Pleasant View which was approved by City Council on October 6, 2020. Heartland is working on the feasibility study which is challenging due to the high cost of infrastructure needed to service this area. The City is reviewing an alternative option submitted by Ray Kimball to get services to a piece of property that is ready for development. If acceptable, that alternative option will be included in the study. Upon completion of the feasibility study we will schedule a joint workshop with City Council and P&Z Commission. The workshop could be restricted by Gov. Little's recent change setting us back to State 2 which limits meetings to 10. Diane will meet with Shelly to discuss.

Downtown District: The virtual "open house/public input" went live on November 3, 2020. A summarized report of the results was shared last week. To date there has been 147 responses. 80% of the survey participants are residents of Post Falls and 20% either work here or visit the area. Public input will be accepted through the end of November. After the City Center Master Plan is updated we will move to the next step in creating this district.

Reduction in Reserve Account at WTB: The CD's matured at WTB last week and \$94,063.60 was applied to the principal of the loan. The new loan liability of \$2,256,354.69 will be reflected on the November balance sheet.

Audit Update: Brian Shull was scheduled to come to the office and perform the on-site portion of the audit on Monday, but is quarantining so we have rescheduled for the first week in December. Most of the audit has been completed; the on-site visit is the final step of the audit process. Anderson Brothers will present the Audit at the January Commission meeting.

Adjournment. Baltzell adjourned the meeting at 10:30 am

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman