

POST FALLS URBAN RENEWAL MINUTES

December 17, 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 Larry Carstensen, Len Crosby, Collin Coles and Jame' Davis. Commissioners Christi Fleischman and Eric Clemensen joined via Zoom. Also, in attendance was legal counsel Pete Bredeson. Commissioner Crosby led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

Chairman Baltzell congratulated Len Crosby who was chosen to be one of the nation's 2021 Purple Heart Patriot Project honorees. Len will represent Idaho Veteran's at a multi-day tribute in Washington DC.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar.

Item A is the Commission Workshop Minutes, November 18, 2020.

Item B is the payables for the month totaling \$1,877,128.34 which includes a payment to the City of Post Falls in the amount of \$1,868,687.92 for sewer improvements in the East Post Fall Urban Renewal District.

Item C is the Bank Activity Report which shows total funds in all accounts of \$5,937,931.44 and accrued interest for the month of \$2,201.33.

Item D is the financial reports as of November 30, 2020.

Approval of the Consent Calendar will authorize the transfer of \$2,201.33 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$1,877,128.34 for general payables.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – November financial reports have been reviewed. The FY 2020 Audit is near completion and will be presented in January.

District Review – Coles – Nothing to report.

Communication, Property and Personnel – Carstensen – Nothing to report.

CITIZEN COMMENTS

None

CdA EDC Presentation. Gynii Gilliam President/CEO of CdA Economic Development Corporation gave a presentation of her organization and explained how they assist in the recruitment of business to our area. There have been 30 requests for information since April most of which come from coastal cities. Most inquiries are for manufacturing and technology users.

Commissioner Crosby thanked Gynii and her board for their work and recognized that 3 of the Agency's urban renewal districts have benefited due to the combined efforts of the CdA EDC, City and others.

Chairman Baltzell thanked Gynii and stated if there is anything the Agency can do to promote businesses to locate in one of our districts, please let us know.

Update on the Proposed Pleasant View URD. Bob Seale, Community Director for the City of Post Falls presented the October draft Feasibility Study for the proposed Pleasant View Urban Renewal District. Heartland has been working diligently on additional scenarios for this district as the amount of infrastructure needed is \$21.6 and \$34 MILLION. The "bare bones" needed to get the trans load facility going is \$8.9 Million. The City is working with Welch Comer on estimates for the scenarios that will be included in the final Feasibility Study and presented sometime in January or February 2021.

Seale provided a quick update on the City Center Master Plan public outreach. There were 165 responses which is more than any other public outreach project has received. Welch Comer will update the plan to incorporate the responses and continue working with Alivia Metts on the Feasibility Study for the Downtown URD.

UNFINISHED BUSINESS

Pointe Partners, LLC – Order of Approval. Fountain stated this Order of Approval is for Expo Parkway Road Improvements that are located in the Center Point District. The submitted costs have been reviewed by Welch Comer with a recommendation to reimburse \$573,947.39. The original submission of \$596,668.06 was reduced by \$22,720.67. The Order of Approval has been reviewed by legal counsel.

Bredeson clarified that he reviewed the Order of Approval with the first letter submitted by Welch Comer which was incorrect. Bredeson had not reviewed the final letter but with the information provided his review still stands.

Commissioner Crosby made a motion to approve the Order of Approval for Pointe Partners, LLC in the amount of \$573,947.39, seconded by Coles. Roll Call Vote: Coles – Aye; Davis – Aye; Baltzell – Aye; Carstensen – Aye; Crosby – Aye; Fleischman – Aye; Clemensen – Aye. Motion carried.

Additional Projects in the EPF District. City Administrator Shelly Enderud approached the Commission and stated that a list of projects was presented at a City Council workshop on Tuesday.

Projects include:

Seltice Way Improvements from Ross Point Rd to Cedar St
Highway 41 – ITD Improvements
Cecil/Poleline Intersection Improvements
Mullan Avenue at Cecil Center Island Curbing & Turn Lanes
12th Avenue Lift Station – Initial Reimbursement of Design Costs

All projects are anticipated to be completed on or before the close of the district in December 2022. Prior to doing design work and cost estimates, staff wanted to see if these were projects the Council wants to move forward with and if the URA agrees and wishes to fund them. Legal counsel provided an opinion that the projects do fall under the parameters outlined in the East Post Falls District Plan.

NEW BUSINESS

None

STAFF REPORT

Fountain stated a draft of the Audit is expected next week and will be forwarded to the Finance Committee for review. The final FY2020 Audit will be presented at the January 21, 2021 meeting.

COMMISSIONER COMMENTS

Crosby thanked Gynii and City Staff for the information presented today. The survey results for the City Center Master Plan Update were impressive and comments submitted support an urban renewal district in the downtown area. Coles wished everyone a Merry Christmas.

CHAIRMAN COMMENT

Chairman Baltzell thanked everyone for their commitment to the community this year. It takes a team to make things happen.

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 9:35 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman