



Commission Workshop Agenda

April 27, 2021 – 9:00 a.m.
Post Falls City Hall

Masks must be worn for those choosing to enter the Council Chamber to attend in person. If after entering the room and taking your seat, if you are able to maintain social distancing you may remove your mask while seated. For those who cannot wear a mask zoom options are available.

If you would like to attend the meeting via zoom and/or speak during Citizen Comments but do not want to be present, please contact our office @ 208-777-8151 before 5:00 pm on April 26, 2021 for login information.

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Conflict Disclosure
3. Citizen Comment
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.
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Meeting Minutes, February 18, 2021
 - b. Joint Workshop Minutes, February 22, 2021
 - c. Workshop Minutes, April 7, 2021
 - d. Joint Workshop Minutes, April 20, 2021
 - e. Payables
 - f. Bank Activity Report
 - g. Financial Reports
5. Pleasant View District
 - a. Resolution 2021-01 Approving New District Plan/Adopting Revenue Allocation Area
ACTION ITEM
6. Downtown District
 - a. Resolution 2021-02 Approving New District Plan/Adopting Revenue Allocation Area
ACTION ITEM
7. Staff Report
8. Commissioner Comments
9. 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 by calling (208) 777-8151 at least 48 hours prior to the meeting.

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 18, 2021

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Vice Chairman Larry Carstensen called the meeting to order at 8:00 a.m. Executive Director Diane Fountain called the roll. Present, in addition to Carstensen were Commissioners Eric Clemensen, Collin Coles, Jame' Davis and Len Crosby. Commissioners Jerry Baltzell and Christi Fleischman had excused absences. Crosby 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 21, 2021.

Item B is the Commission Workshop Minutes, February 3, 2021.

Item C is the payables for the month totaling \$475,850.48 which includes the semi-annual payment to Washington Trust Bank for \$469,000.00.

Item D is the Bank Activity Report which shows total funds in all accounts of \$6,660,933.55 with accrued interest for the month of \$880.63.

Item E is the financial reports as of January 31, 2021.

Approval of the Consent Calendar will authorize the transfer of \$880.63 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$475,850.48 for general payables.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – Financial Statements were reviewed and approved.

District Review – Coles – Nothing new to report.

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

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Approval of Semi-Annual Proponent Reimbursements. Per Agency 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	\$415,330.90	\$ 175,605.68
Tullamore	Copper Basin Construction	\$553,508.51	\$1,340,300.65
Tullamore Commons II	Whitewater Creek	\$ 11,081.57	\$ 160,916.41
Expo	JR Watson & Associates	\$282,825.76	\$ 631,611.12

Pointe Apartments has a current balance of \$109,978.23 that is being held until the Agreement between Whitewater Creek and Pointe Partners, LLC is signed.

The Post Falls Technology District has a current balance of \$114,682.04 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 \$1,262,746.74 to the First Interstate Bank Checking account for that purpose.

Commission Crosby inquired on additional infrastructure improvements in the Center Point District. Fountain stated she had inquired on that and has not received an answer back.

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

STAFF REPORT

Fountain reminded Commission of the Joint Workshop with City Council and Planning & Zoning on Monday, February 22nd at 5:30 where the draft City Center Master Plan Update will be presented as well as the draft Feasibility Study for a proposed Downtown Urban Renewal District (URD). The meeting will be accessible via Zoom or in person. City clerk, Shannon Howard sent out an email to see if anyone was interested in meeting in person.

COMMISSIONER COMMENTS

Commissioner Crosby informed the Board of pending Legislation. Senate Bill 1044 was brought by Sen. Mary Souza with a vote of 34-1. This bill removes the ability of Urban Renewal (UR) Agencies to exercise the powers of eminent domain unless all of the Commission members are elected or the Commission is populated by elected officials.

HB 73 is being proposed. This bill is intended to have a uniform system of accounting and financial transparency, which will affect the UR Commission. It will require cities and other taxing entities to change their way of accounting and make the information more accessible to the public.

Senate Bill 1107 requires a highway district to sign off on any UR projects within their jurisdiction. It only applies to county-wide highway districts like ADA County. This bill would not apply to the local highway districts.

CHAIRMAN COMMENT

None

ADJOURNMENT

Carstensen asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 8:12 am.

Respectfully submitted,

Diane Fountain, Executive Director

Larry Carstensen, Vice Chairman

POST FALLS URBAN RENEWAL Joint Workshop Minutes

February 22, 2021 – Post Falls Chamber Building – Via Zoom & In Person

Urban Renewal Members:

Jerry Baltzell, Larry Carstensen, Jame' Davis, Eric Clemensen & Diane Fountain were on Zoom. Len Crosby and Collin Coles were in person.

City Council Members present:

Kerry Thoreson, Alan Wolfe, Joe Malloy, Steve Anthony, Lynn Borders and Linda Wilhelm.

Planning & Zoning Members:

Vicky Jo Cary and Ross Schlotthauer were present. Ryan Davis, Ray Kimball and Nancy Hampe were on Zoom.

Updated draft addendum to the 2005 City Center Master Plan and updated on draft Feasibility Study for Downtown Urban Renewal District.

The planning for the 2005 City Center Master Plan began in 2004 with the final Master Plan published in 2005. The plan addressed three general areas:

1. General land use patterns & project actions.
2. Transportation and circulation actions.
3. Design and incentive overlay districts.

The Post Falls City Center Vision Statement is: "The city center district is the city's heritage center, the focus of Post Falls identity, and is distinctive in character, look and feel. The district celebrates and reconnects with Post Falls' heritage as a historic mill and railroad town. The city center fully capitalizes on wonderful natural resources in close proximity to downtown including the Spokane River, Post Falls and Q'emiln Park. A network of safe, pleasant pedestrian connections are in place, linking key landmarks and attractions, and these connections are clearly marked and understood. Civic, cultural and business attractions draw both I-90 travelers and Post Falls residents into the area. A safe, livable, residential core is in place especially in the southern part of the district. The residential core provides basic support for a mix of retail shops, small offices and services nearby that are also available to regional patrons as well. Because of the falls, natural character and parks, the Post Falls city center is a great place to live, work, recreated, do business and visit."

City Center Goals:

- Promote a distinct Post Falls identity.
- Reconnect with Post Falls history and heritage.
- Capitalize on natural resources.
- Make pedestrian friendly connections.
- Create and strengthen city center attractions.
- Promote a vibrant mix of infill developments and uses.
- Improve transportation choices.

Completed Project from Original list:

- City Hall Campus
- Chamber of Commerce Building
- 4th Ave, Spokane to William
- Frederick, 4th to Railroad

- William, 4th to Railroad
- Centennial Trail Parking Area
- Spokane Street Revitalization
- Improved Centennial Trail Crossing
- Mullan & Spokane St Improvement
- New Businesses

The Master Plan Addendum is not a replacement, it is meant to capture what has changed since the plan was adopted in 2005.

ADJOURNMENT @ 6:44 PM

Respectfully submitted,

Diane Fountain, Executive Director

Jerry Baltzell, Chairman

POST FALLS URBAN RENEWAL Workshop Minutes

April 7, 2021 – 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 Eric Clemensen, Len Crosby, Jame' Davis, Larry Carstensen and Collin Coles. Christi Fleischman was absent. Also, in attendance was Pete Bredeson.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

East Post Falls Discussion

- a. Cecil Road Improvements MOU.** Discussion took place on the MOU for improvements at Cecil Road and Poleline and the intersection of Cecil and Mullan Road. Commission would like to see the design plans for these two intersections that would include what it looks like today and what it will look like when completed. This item will be put on the May agenda.
- b. Highway 41 Improvements MOU.** This MOU is for signalization at Highway 41 and 16th Ave and Highway 41 & Poleline. The awarded bid was more than projected, increasing the costs from \$558,951 to \$1,014,712. After discussion, the MOU will be revised and brought back to Commission in May.

2021 Legislative Update. Commissioner Crosby provided a recap of House Bill 278 which would negatively impact Urban Renewal. This Bill would allow taxing districts to obtain taxes for the increment value under an urban renewal revenue allocation area formed or expanded on or after July 1, 2021. The taxing district and the urban renewal agency may enter into a written agreement clarifying how the revenue will be allocated.

New URD Discussion

- a. Pleasant View District.** A handout was provided listing the reasons to support the Pleasant View Annexation and URD. The URD Committee met on March 31st to review the second draft of the Feasibility Study. Bob Seale sent the comments to Heartland to correct &/or include. A third draft will be sent by Friday, April 9th.
- b. Downtown District.** Director Fountain showed visuals of the future development on 7th & Spokane Street along with a rendering of the Idaho Veneer site which will develop in 2021-2022. The Feasibility Study second draft should be received by Friday, April 9th.

Fountain stated that as soon as the final draft of the Feasibility Studies is received they will be sent out to Commission for review. Fountain and Commissioner Crosby will then complete the writing of the URD Plans. A workshop has been scheduled for April 27, 2021.

Adjournment. Chairman Baltzell adjourned the workshop at 10:30 am.

Respectfully submitted,

Diane Fountain, Executive Director

Jerry Baltzell, Chairman

**POST FALLS URBAN RENEWAL
Joint Workshop Minutes**

April 20, 2021 –City Hall & Via Zoom

Urban Renewal Members:

Len Crosby, Eric Clemensen, Jame' Davis, Christi Fleischman and Diane Fountain were present. Jerry Baltzell was on Zoom. Commissioners Larry Carstensen and Collin Coles had excused absences.

City Council Members present:

Kerry Thoreson, Alan Wolfe, Steve Anthony, Lynn Borders, Linda Wilhelm and Mayor Jacobsen. Joe Malloy had an excused absence.

Draft Pleasant View Feasibility Study.

The Pleasant View Urban Renewal District consists of 600 acres of undeveloped land. Matt Gillis from Welch Comer provided a presentation outlining the phasing and infrastructure for the project area.

Phase I infrastructure costs total \$6.8 Million and will provide the necessary infrastructure (roadway improvements, sewer and water) to allow a transload facility to locate on a 68 acre parcel just south of Prairie Avenue. The transload facility will bring 1250 jobs to the area. The funding for this phase will consist of Grants, Annexation Funds, Water Development Funds and Funds from the Wastewater Department as well as Developer/URA Contributions. Phases 2 through 5 infrastructure will take place as development occurs.

The Pleasant View URD area zoning is as follows:

- 58% Industrial
- 11% Community Commercial Mixed (CCM)
- 19% Residential Mixed (RM)
- 12% School

Presentation attached.

ADJOURNMENT @ 5:44 PM

Respectfully submitted,

Diane Fountain, Executive Director

Jerry Baltzell, Chairman

Bank Activity Report

March 2021

Cash Section

Checking: First Interstate

Beginning Balance		\$	293,476.60
Deposits	\$	76,485.19	
Withdrawals	\$	(359,293.79)	
Ending Balance		\$	10,668.00
Outstanding Checks	\$	(1,124.99)	
Account Balance		\$	9,543.01

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	844,030.01
Contributions	\$	2,793.05	
Withdrawals	\$	(5,962.78)	
Ending Balance		\$	840,860.28
Outstanding Transfer	\$	-	
Account Balance		\$	840,860.28

LGIP Capital Improvements 1910

Beginning Balance		\$	4,057,690.25
Contributions	\$	71,401.20	
Withdrawals	\$	(2,640.32)	
Ending Balance		\$	4,126,451.13
Outstanding Transfer	\$	-	
Account Balance		\$	4,126,451.13

Certificate of Deposits

Washington Trust Bank (CD - Loan Reserve)

Interest Rate	Amount	Maturity Date
0.15%	\$ 236,901.00	11/6/2021

Total Funds All Accounts:

\$ 5,213,780.42

March

	Interest
State Pool - LGIP 1910	\$ 720.80
CD - Washington Trust Bank	\$ -
CDARS - Washington Trust Bank	\$ -
Total	\$ 720.80

Post Falls Urban Renewal Agency - In-House

04/07/21

Balance Sheet

Accrual Basis

As of March 31, 2021

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,543.01
LGIP1829-General Fund	840,860.28
LGIP1910-Capital Improvements	4,126,451.13
Savings - Idaho Central CU	25.00
WTB - Loan Reserve - CD	236,901.00
Total Checking/Savings	5,213,780.42
Other Current Assets	
Accounts Receivable - Taxes	39,068.00
FMV - State Investment Pool	22,215.00
Interest Receivable	3,000.00
Prepaid Insurance	2,261.06
Total Other Current Assets	66,544.06
Total Current Assets	5,280,324.48
TOTAL ASSETS	5,280,324.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	2,129.56
Deferred Increment Revenue	28,409.00
Payroll Liabilities	1,748.59
Washington Trust Bank-Overpass	938,000.00
Total Other Current Liabilities	970,287.15
Total Current Liabilities	970,287.15
Long Term Liabilities	
Proponent Reimbursement Balance	
Washingon Trust Bank-Overpass	894,679.85
Total Proponent Reimbursement Balance	894,679.85
Total Long Term Liabilities	894,679.85
Total Liabilities	1,864,967.00
Equity	
Allowance for Long Term Debt	-1,832,679.85
Assigned Fund Balance	3,268,252.00
Committed Fund Balance	72,749.00
Fund Balance - General Fund	-152,951.55
Fund Balance - Special Revenue	0.43
Nonspendable Fund Balance	2,261.00
Restricted Fund Balance	422,852.44
Unrestricted Net Assets	2,453,006.55
Net Income	-818,132.54
Total Equity	3,415,357.48
TOTAL LIABILITIES & EQUITY	5,280,324.48

Post Falls Urban Renewal Agency - In-House

04/07/21

Profit & Loss

Cash Basis

March 2021

	Mar 21	Oct '20 - Mar 21
Ordinary Income/Expense		
Income		
Interest	1,025.95	13,528.08
Center Point District	0.00	436,082.27
East Post Falls District	56,365.02	2,107,637.31
Expo District	12,768.49	294,965.32
Post Falls Technology District	1,388.63	77,063.62
Total Income	71,548.09	2,929,276.60
Gross Profit	71,548.09	2,929,276.60
Expense		
Advertising & Legal Notices	0.00	59.20
Audit	0.00	7,250.00
District Payments	0.00	3,694,498.26
Dues & Memberships	0.00	500.00
Engineering Services	0.00	3,200.00
Insurance	0.00	150.00
Legal Fees	1,250.00	5,575.00
Office Supplies	0.00	100.54
Payroll Expenses	1,881.48	29,084.24
Postage, Mailing Service	0.00	4.55
Printing and Copying	9.68	65.44
Rent	0.00	7,740.00
Telephone, Telecommunications	15.00	90.00
Website Design, Hosting & Maint	0.00	1,076.90
Total Expense	3,156.16	3,749,394.13
Net Ordinary Income	68,391.93	-820,117.53
Net Income	68,391.93	-820,117.53

Fund Reconciliation:

3/31/2021

QB

First Interstate - Checking	GF	\$	9,543.01
LGIP - 1829	GF	\$	840,860.28
LGIP - 1910	CIP	\$	4,126,451.13
Savings - Idaho Central CU	GF	\$	25.00
WTB - Loan Reserve - CD	CIP	\$	236,901.00
WTB - Loan Reserve - CDARS	CIP	\$	-
Total			<u><u>\$ 5,213,780.42</u></u>

FUNDS

General Fund	GF	\$	850,428.29
Capital Improvement Fund	CIP	\$	4,126,451.13
WTB - Loan Reserve (EPF)	CIP	\$	236,901.00
Total			<u><u>\$ 5,213,780.42</u></u>

C.I. Fund Allocation:

PF Technology	\$	116,070.67
CP-The Pointe	\$	-
CP-Pointe Apartments	\$	109,978.23
Expo	\$	12,768.49
EPF-Tullamore	\$	1,526.30
EPF-Tullamore Commons II	\$	-
EPF-S/Ctr	\$	<u>3,886,107.44</u>
	\$	<u>4,126,451.13</u>

Post Falls Urban Renewal Agency
Increment Received District Obligation Balance

Termination Date	Technology Dist.	Center Point	Pointe	East Post Falls		Commons II	Expo	Total	
	2038	The Pointe	Apartments	South/Central	North-Tullamore				
	2022	2022	2022	2022	2022	2022	2021		
Sep-20	21.41	1,954.35		1,849.39			628.93	4,454.08	
Oct-20	651.68	-	-	1,546.10				2,197.78	
Nov-20	-	7,889.98	-	1,344.98	-	-	-	9,234.96	
Dec-20	4,095.24	-	-	67,190.98	9,890.47	-	11,040.87	92,217.56	
Jan-21	67,842.94	390,489.67	22,705.72	1,274,673.41	527,139.01	11,081.57	222,888.91	2,516,821.23	
Payments	Feb-21	3,085.13	14,996.90	-	141,926.74	16,479.03	-	48,267.05	224,754.85
	Mar-21	1,388.63	-	-	54,838.72	1,526.30	-	12,768.49	70,522.14
	Apr-21							-	
	May-21							-	
	Jun-21							-	
	Jul-21							-	
	Aug-21							-	
	Sep-21							-	
Total YTD	77,085.03	415,330.90	22,705.72	1,543,370.32	555,034.81	11,081.57	295,594.25	2,920,202.60	
Approved Obligation		8,138,574.84	-	18,704,022.00	6,498,959.82	325,000.00	4,462,491.95	38,129,048.61	
Obligation Balance @ 3/31/21		175,605.68		6,027,481.54	1,340,300.65	160,916.41	631,611.12	8,335,915.40	
Carry over @ 3/31/21	116,070.67	-	109,978.23	3,886,107.44	1,526.30	-	12,768.49	4,126,451.13	

3:20 PM

04/13/21

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of April 15, 2021

Type	Date	Memo	Open Balance
Bredeson Law Group			
Bill	04/07/2021	Legal Services: 3/15/21 to 4/08/21	1,350.00
Total Bredeson Law Group			1,350.00
Diane Fountain			
Bill	04/05/2021	March Office Cell Phone	15.00
Total Diane Fountain			15.00
TOTAL			1,365.00

Payroll 4795.30
Total 6,160.30

Resolution No. 2021-01

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, APPROVING THE PLEASANT VIEW DISTRICT URBAN RENEWAL PLAN AND REVENUE ALLOCATION AREA; RECOMMENDING APPROVAL THEREOF BY THE CITY COUNCIL OF THE CITY OF POST FALLS; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS the City of Post Falls has, by Resolution Nos. 20-10 and 20-16, determined that the Pleasant View District Urban Renewal Area is deteriorated, deteriorating and/or a competitively disadvantaged border community area, and designated the same as appropriate for urban renewal projects;

WHEREAS the Post Falls Urban Renewal Agency is a duly created and appointed urban renewal agency under the laws of the State of Idaho with the authority to recommend the adoption by the City Council of the City of Post Falls, of an urban renewal plan for urban renewal projects;

WHEREAS the Post Falls Urban Renewal Agency has prepared an urban renewal plan for the Pleasant View District pursuant to Title 50, Chapters 20 & 29, Idaho Code (the "Plan"); and

WHEREAS, the Plan will include revenue allocation financing in order to pay for the costs of urban renewal projects.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. The Agency hereby makes the following findings:

- a. The area of the Plan has been previously declared by the City of Post Falls to be a deteriorated, deteriorating and/or a competitively disadvantaged border community area;
- b. The Plan provides for varying workable methods to remediate the described deterioration and prevent future deterioration, and contains the necessary elements required by Idaho law, including but not limited to an economic feasibility study which finds that the estimated tax increment revenue is sufficient to repay the debt to be incurred to provide the improvements described within the Plan;
- c. The Plan specifically indicates the type of improvements and rehabilitation projects that are proposed to be carried out, including land uses, densities, building requirements, methods of financing, and a revenue allocation provision.
- d. The Plan describes the Pleasant View District Urban Renewal Area and Revenue Allocation Area by a metes and bounds description, along with a map prepared in a draftsmanlike manner as required by Idaho Code;
- e. The Plan conforms to the general plan of the City of Post Falls, and is in conformance with the City's Comprehensive Plan;
- f. The Plan does not anticipate the displacement of any families; and

- g. The Plan will enhance public recreational facilities and activities within the City, encourage private enterprise, and will afford maximum opportunity, consistent with the sound needs of the City as a whole, to facilitate the long term growth of the tax base.

Section 2. The Post Falls Urban Renewal Agency does hereby approve the Pleasant View District Urban Renewal Plan and Revenue Allocation Area, with a term of twenty (20) years, and recommends formal approval thereof by the City Council of the City of Post Falls as required by Idaho law. This Resolution shall be effective upon its passage.

Passed by the Post Falls Urban Renewal Agency this 27th day of April, 2021.

Jerry Baltzell, Chairman

Resolution No. 2021-02

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, APPROVING THE DOWNTOWN DISTRICT URBAN RENEWAL PLAN AND REVENUE ALLOCATION AREA; RECOMMENDING APPROVAL THEREOF BY THE CITY COUNCIL OF THE CITY OF POST FALLS; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS the City of Post Falls has, by Resolution No. 19-06, determined that the Downtown District Urban Renewal Area is deteriorated, deteriorating and/or a competitively disadvantaged border community area, and designated the same as appropriate for urban renewal projects;

WHEREAS the Post Falls Urban Renewal Agency is a duly created and appointed urban renewal agency under the laws of the State of Idaho with the authority to recommend the adoption by the City Council of the City of Post Falls, of an urban renewal plan for urban renewal projects;

WHEREAS the Post Falls Urban Renewal Agency has prepared an urban renewal plan for the Downtown District pursuant to Title 50, Chapters 20 & 29, Idaho Code (the "Plan"); and

WHEREAS, the Plan will include revenue allocation financing in order to pay for the costs of urban renewal projects.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. The Agency hereby makes the following findings:

- a. The area of the Plan has been previously declared by the City of Post Falls to be a deteriorated, deteriorating and/or a competitively disadvantaged border community area;
- b. The Plan provides for varying workable methods to remediate the described deterioration and prevent future deterioration, and contains the necessary elements required by Idaho law, including but not limited to an economic feasibility study which finds that the estimated tax increment revenue is sufficient to repay the debt to be incurred to provide the improvements described within the Plan;
- c. The Plan specifically indicates the type of improvements and rehabilitation projects that are proposed to be carried out, including land uses, densities, building requirements, methods of financing, and a revenue allocation provision.
- d. The Plan describes the Downtown District Urban Renewal Area and Revenue Allocation Area by a metes and bounds description, along with a map prepared in a draftsmanlike manner as required by Idaho Code;
- e. The Plan conforms to the general plan of the City of Post Falls, and is in conformance with the City's Comprehensive Plan;
- f. The Plan does not anticipate the displacement of any families; and

- g. The Plan will enhance public recreational facilities and activities within the City, encourage private enterprise, and will afford maximum opportunity, consistent with the sound needs of the City as a whole, to facilitate the long term growth of the tax base.

Section 2. The Post Falls Urban Renewal Agency does hereby approve the Downtown District Urban Renewal Plan and Revenue Allocation Area, with a term of twenty (20) years, and recommends formal approval thereof by the City Council of the City of Post Falls as required by Idaho law. This Resolution shall be effective upon its passage.

Passed by the Post Falls Urban Renewal Agency this 27th day of April, 2021.

Jerry Baltzell, Chairman