

**POST FALLS URBAN RENEWAL
Workshop MINUTES**

April 27, 2021 – City Hall, Council Chambers

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

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 Christi Fleischman, Len Crosby Larry Carstensen, Jame' Davis and Eric Clemensen. Commissioner Collin Coles had an excused absence. Baltzell led the Pledge of Allegiance.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, February 18, 2021.

Item B is the Joint Workshop Minutes, February 22, 2021.

Item C is the Workshop Minutes, April 7, 2021.

Item D is the Joint Workshop Minutes, April 20, 2021.

Item E is the payables for this month totaling \$6,160.30.

Item F is the Bank Activity Report which shows total funds in all accounts of \$5,213,780.42 and accrued interest for the month of \$720.80.

Item G is the financial reports as of March 31, 2021.

February Financial Statements were reviewed by Commissioner Clemensen who serves on the Finance Committee. Checks totaling \$5,956.67 were mailed on March 22.

March Financial Statements were reviewed by Commissioner Fleischman who also is a member of the Finance Committee. Checks totaling \$6,160.30 were mailed on April 15th.

Commissioner Davis made a motion to approve the Consent Calendar as presented, seconded by Crosby. Motion carried by voice vote.

CITIZEN COMMENTS

None

Pleasant View District

- a. Resolution 2021-01 Approving New District Plan/Adopting Revenue Allocation Area.

Fountain stated the district boundary lies along the east side of Pleasant View from Seltice Way to Highway 53 and consists of 600 acres. Commission passed a Resolution in August 2020 recommending the area be declared a Deteriorated area. The infrastructure is planned in phases. Phase I will include water, sewer and roadway improvements totaling \$6.8 Million. Phases 2 through 5 total \$19.1 Million. A feasibility study by Heartland indicates the base value of the district is \$2.7 Million with a projected value in 2041 of \$442.6 Million. The district will create approximately 2200 jobs at full build out.

Fountain pointed out that Section 5 of the Plan, the financing section, was completely re-written and will carry forward in future Plans. Commissioner Crosby noted that in addition to that, information was added which reviews the four Urban Renewal Districts (URD's) that have closed along with the three that will be closing in the next couple years. The information confirms that property values increased an average of 640% in the closed URD's. Approximately \$2.6 Million was available for the taxing entities when those districts closed. The annual increase in valuation for the three districts that will be closing in the next two years is 740% which will bring in over \$4.7 Million that will be available for the taxing districts. This provides the taxing districts the information on what the Commission has accomplished in its 20+ years of existence and proves the benefit to the taxing districts and the community.

Upon approval of Resolution 2021-01, the Plan will go to Planning & Zoning (P&Z) on May 11, 2021. If P&Z finds the Plan is in accordance with the Comprehensive Plan as required by Idaho Code 50-2008(b), the P&Z Commission will adopt a resolution relating to the proposal to create the Pleasant View Urban Renewal District which will be presented at the City Council meeting on May 18th and a hearing date will be set for June 1.

Commissioner Clemensen made a motion to accept Resolution 2021-01 for the Pleasant View Urban Renewal Plan as presented, seconded by Carstensen. Roll Call: Fleischman – Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye; Davis – Aye; Clemensen – Aye. Motion carried.

Downtown District

- a. Resolution 2021-02 Approving New District Plan/Adopting Revenue Allocation Area.

Chairman Baltzell shared the recent news of the construction on the Post Falls Landing Park that will begin this week with completion in November. Baltzell commended the efforts of city staff and Avista for working together to make this project happen. The park will be a nice complement to the Downtown District.

Alivia Mett's provided a short presentation on the Feasibility Study for the Downtown URD to address questions regarding the tiered project list and costs for the URD. The main catalyst projects within the Downtown URD include development of the Idaho Veneer site, former GW Hunters site and The Landings. Tier 1 infrastructure costs are \$18.2 Million. The cash flows show that this district is feasible. If grants or other funding sources become available or new development and redevelopment of existing properties occur sooner than anticipated, Tier 2, 3 or 4 projects may be completed or projects may be re-prioritized.

Bob Seale, Community Service Director, stated a potential developer is looking at a \$50-70 Million project within the district.

Commissioner Crosby noted that at the last City Council meeting there was comment regarding the impact development has on existing residents in the city center area, i.e. multi-family with multi-levels in close proximity to single family residential. Crosby pointed out that the development being looked at and the anticipated development in the Downtown URD is along the corridors that are currently being developing as commercial. Future land change uses will be determined by the Planning & Zoning Commission and City Council.

Commissioner Davis made a motion to approve Resolution 2021-02 for the Downtown Urban Renewal Plan as presented, seconded by Crosby. Roll Call: Fleischman – Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye; Davis – Aye; Clemensen – Aye. Motion carried.

Chairman Baltzell noted this is the first time the URA has approved two urban renewal districts at one time and move them on to P&Z and City Council. It will be amazing to watch them come to fruition.

Crosby stated work on these Plans have been going on for two years. There has been a great cooperative relationship with the City, led by Shelly Enderud. Crosby acknowledged the excellent work and openness of both The Mett's Group and Heartland in terms of including comments we had for them to address in the Feasibility Studies. Matt Gillis of Welch Comer, thank you for the extensive engineering studies and cost studies that were used to determine these districts were feasible. It has been a long and effort driven journey, these will be two excellent districts.

STAFF REPORT

Fountain stated she and Shelly will meet with various taxing entities regarding the Pleasant View and Downtown Urban Renewal Districts the week of May 10th. Fountain thanked Commission for taking the time to read through the Plans and provide input, it was a short timeline and your effort was greatly appreciated.

Commissioners Clemensen and Crosby, Attorney Bredeson and I attended bi-weekly with city staff. Putting our ideas and input was very important and very helpful in putting the Plans together. Commissioner Crosby went above and beyond to help with the writing of the Plans. He spent many hours in the office and at home and that was very much appreciated.

COMMISSIONER COMMENTS

Commissioner Clemensen reiterated concerns he made at one of the very first meetings on the Downtown District that centered on the impact of the current residents. There are planned commercial developments on either end of this District with a large residential area sandwiched in between. At the City Council meeting on April 20, 2021 Travis and Kathy Chaney made public comments regarding some projects that have taken place in their neighborhood regarding the

current infill development which includes two and three story apartment complexes and the negative consequences of those.

Clemensen disclosed he has had a personal and working relationship with the Chaney's for over 20 years. Mr. Chaney is not one to make a statement without thoroughly researching it and was making a plea to city staff to not forget the little guy. Clemensen is in favor of the Downtown URD, once this approval process is complete we will be out of it as far as the nuts and bolts and how it develops. While the district overall will be good for the city of Post Falls, the economy, the workforce, etc., let's not trample on the folks who have made their lives here for several decades.


CHAIRMAN COMMENT

Baltzell complemented the relationship with the City, URA staff and Commission, Alivia and Matt working together to get these districts in motion.

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 9:38 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman