

**POST FALLS URBAN RENEWAL MINUTES**  
**May 20, 2021**

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 were Commissioners Christi Fleischman, Len Crosby, Larry Carstensen, Jame' Davis, Collin Coles and Eric Clemensen. Clemensen 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 Workshop Minutes, April 27, 2021.

Item B is the payables for the month totaling \$7,888.41.

Item C is the Bank Activity Report which shows total funds in all accounts of \$5,326,617.35 with accrued interest for the month of \$633.50.

Item D is the financial reports as of April 30, 2021 and includes the second quarter actual to budget.

Commissioner Crosby noted that we are under 25% under budget for this 6-month period.

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

COMMITTEE UPDATES

*Finance & Policy* – Crosby – Financial Statements were reviewed and approved. Committee worked with Diane to review the Commissions financial sustainability as we are about to close three (3) major URD's in 2022 and 2023. We looked at the projected administrative fees (\$25,000 per district) for the remaining districts and found that the general fund will sustain through the close of the two projected new urban renewal districts in 2042.

Crosby provided updates on the 2021 legislation. Bill 278 which was a major concern for urban renewal, did not pass. There is a major tax cut where businesses will benefit regarding personal property taxes. Homeowner's exemption will take effect July 1<sup>st</sup>. The Circuit breaker was increased from \$1320 to \$1500 and includes an eligibility test where the home value must not exceed 125% of the median single family home value in Kootenai County. 100% disable veterans are exempt from meeting the eligibility test.

*District Review* – Coles – Nothing new to report.

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

## CITIZEN COMMENTS

None

## UNFINISHED BUSINESS

Cecil Rd Improvements MOU. This MOU is between the Agency and the City whereas, the Agency has agreed to fund improvements made to Cecil Road. Specifically, the intersection of Cecil and Mullan and Cecil and Poleline with tax increment from the EPF District. The City has presented costs for the projects of \$110,000 for the improvements @ Mullan and Cecil and \$1.3 MILLION for the improvements @ Cecil and Poleline. The MOU states that the amounts are not to exceed these costs. Rendering of the improvements were include in the packet.

Crosby inquired on the costs being the maximum amounts that will be funded. Bredeson affirmed that to be correct.

Baltzell asked what happens if there are two projects that have not been bid and don't get completed for a few years, the MOU states that funding could be from other sources or other districts? That language needs to be removed.

Bob Seale, Community Development Director for the City of Post Falls approached the Commission and stated that the projects will go out for design this year with project completion in 2022. Seale doesn't anticipate that costs will increase and will provide updates on the projects as they progress. At the design stage for the intersection of Cecil and Poleline is when it will be determined if that will a signalized intersection or a round-a-bout.

Rob Palus, Asst. Engineer for the City of Post Falls stated the projects will be designed this summer and go out to bid in late fall for spring 2022 construction.

Commissioner Fleischman stated the cost of building materials and labor is increasing. Since these are longer term projects than we were anticipating, what happens when there are additional costs, who covers that?

Paulus replied the City would be responsible. The signals on Highway 41 at the intersections of 16<sup>th</sup> Ave and Poleline have been designed, bid and are firm costs and that project is on schedule

Bredeson stated the language Baltzell referred to was in the last sentence of section 6 of the Cecil Rd Improvements MOU and the last sentence in Section 3 of the Highway 41 Improvements MOU, more specifically: *unless the Project is eligible for funding from another Urban Renewal District.* After discussion the language will be removed.

Commissioner Coles made a motion to approve the Cecil Rd Improvements MOU, with the language removed and a letter of transmittal included. Seconded by Carstensen. Roll Call: Fleischman – Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye; Davis – Aye; Coles – Aye; Clemensen – Aye. Motion carried.

Highway 41 Improvements MOU. Commissioner Crosby made a motion to approve the Highway 41 Improvements MOU between the Agency and the City of Post Falls, seconded by Davis. Roll Call: Fleischman

– Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye; Davis – Aye; Coles – Aye; Clemensen – Aye. Motion carried.

#### NEW BUSINESS

Intergovernmental Agreement. This agreement is for the transfer of powers authority for the Pleasant View URD properties that are still in the County, but are in the process of being annexed into the City. The Agreement needs to be signed before the Plan is adopted. The final annexation will go to City Council on June 1. The County approved and signed the Agreement yesterday, upon approval by Commission it will go to city Council for approval. The County will pass an Ordinance which approves the agreement on June 1<sup>st</sup>.

Commissioner Davis made a motion to approve the Intergovernmental Agreement, seconded by Crosby. Roll Call: Fleischman – Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye; Davis – Aye; Coles – Aye, Clemensen – Aye. Motion carried.

#### STAFF REPORT

Fountain stated that she and Shelly met with KCFR, PFSD, PFFHD and the County Commissioners to discuss the proposed Downtown and Pleasant View URD's. The only concern was received by the Highway District where they indicated losing the road miles in the Pleasant View URD which will affect their funding from the State. They are losing out on funding of approximately (3) three road miles, but they no longer have to maintain that roadway. It isn't due to the formation of the URD, it is a result of being annexed into the City. Other than that, the taxing entities we spoke to were very supportive as they always have been.

Ross Schlotthauer has inquired on creating new URD along Seltice Way west of Huetter Rd. A packet was provided to him on the process of forming a district which includes a project questionnaire. Once he gets back to me, a workshop will be scheduled.

#### COMMISSIONER COMMENTS

None


#### CHAIRMAN COMMENT

None

#### ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Clemensen. All in favor by voice vote. Meeting was adjourned at 8:38 am.

Respectfully submitted,

  
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Diane Fountain, Executive Director

  
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Jerry Baltzell, Chairman