



Commission Workshop Agenda
February 3, 2022 - 9:00 am
Chamber Conference Room
201 E 4th Avenue, Post Falls ID 83854

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Downtown District
 - a. Millworx and North Mill One Subdivision – Project Questionnaire and Evaluation **ACTION ITEM**
 - b. Water Tower Lofts - Project Questionnaire and Evaluation **ACTION ITEM**
4. Center Point District - Second Addendum to MOPA and PSOPA **ACTION ITEM**
5. Discussion on Proposed URD – East Seltice/Huetter Vicinity
6. Discussion on City Reimbursement Process
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 call (208) 777-8151.

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 Workshop Minutes

February 3, 2022 – 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 Joseph Johns called the roll. Present in addition to Baltzell were Commissioners Christi Fleischman, Collin Coles, Jame' Davis, Melissa Hjeltness and Eric Clemensen. Commissioner Len Crosby had an excused absence. Also, in attendance was Pete Bredeson.

CONFLICT DISCLOSURE

None

Downtown District

Millworx and North Mill One Subdivision – Project Questionnaire and Evaluation – An overview of the submitted documentation was provided by Johns. Coles outlined the need for information pertaining to normal costs of development in the area, what we've agreed to reimburse (Tier 1), and what of the city's public infrastructure requirements would be reasonable and prudent. This information would be helpful so that the commission doesn't have to make subjective decisions on what's valid and what isn't, only to apply the percentages in Policy 7. Coles voiced confidence that the city engineers know the difference between what they would expect the developer to spend in a typical development and what the city is requesting. For example, the upgrading of a sewer line for future connections shouldn't be at the developer's expense. Bredeson stated we have to reimburse for infrastructure that is in the plan. Chairman Baltzell recommended the granting of preliminary approval subject to the acquisition and evaluation of more detailed estimated costs. It may be possible to improve the questionnaire and evaluation form by asking to include specific District Plan project cost references and if additional infrastructure requests/requirements are being sought by the city. The current inquiry process results in vagueness when detailed cost information is needed. Coles and Johns were tasked to work together in seeking additional project cost related information/estimates from the City Engineering department. All the commission was in support. No action taken.

Water Tower Lofts – Project Questionnaire and Evaluation – An overview of the submitted documentation was provided by Johns. As with the Millworx project, additional detailed cost information will be sought from the city engineer before further commission consideration. It does not appear that the Spokane Street parking and street frontage improvements along the north, south and east sides of this project are specified within the Downtown District Plan, nor the parking plan. Baltzell asked the other commissioners if the method of reimbursement computation submitted via email from Commissioner Crosby had been reviewed. Coles stated that agency staff and/or the city engineer should be the ones to evaluate the questionnaire's project costs and then provide an analytical report for the Commission to consider in their decision process. Clemenson stated the commission should not be crunching numbers. No action taken.

Center Point District – Second Addendum to MOPA and PSOPA – Bredeson presented the document and clarified the addition of an August 31, 2022, deadline for submission of documented costs/obligations in the Financial Agreement (pg. 2) clause. This was done at the request of Commissioner Crosby during the January Commission Meeting. Clemenson asked staff if the developer had indicated the feasibility of completing construction and submitting costs by the deadline. Johns stated the closing of the district and the cost submittal deadline had been discussed

at an in-office meeting back December and clearly understood by both the developer and staff. Coles made a motion to approve the Addendum as presented, seconded by Davis. Roll Call Vote: Baltzell – Aye, Davis - Aye, Clemensen - Aye, Coles - Aye, Fleischman - Aye, Hjeltness – Aye. Motion carried.

Discussion on Proposed URD – East Seltice/Huetter Vicinity – Johns provided an overview of an in-office discussion with Ross Schlotthauer on the subject of forming a new urban renewal district. Clarification on the process was being sought. The Commission responded that the property needed to be annexed into the boundaries of Post Falls before further consideration could be given. Johns will notify Schlotthauer.

Discussion on City Reimbursement Process – Johns asked for guidance on how to proceed with use Owner Participation Agreements instead of Memorandum of Understandings with the city in the future. Baltzell suggested a conversation between the attorneys. Pete Bredeson will talk with the City's legal counsel and report back to the Commission.

Staff Report - Johns reported recent office visits by several proponents/developers. In the Post Falls Technology District delays in the subdivision approval process will likely result in 2023 opening dates for the fitness facility and grocery store looking to locate there. A roundabout is being required on Prairie Avenue however additional right-of-way acquisitions by the city will be necessary. Additional development in the vicinity may occur with the adjoining property owner to the north and east. In the Downtown District the North Mill One Subdivision has just been approved and applications for building permits are being submitted. The city is seeking substantial additional improvements on 4th Street, a roundabout at the intersection of 4th Street and Idaho, as well as adjacent water and sewer lines.

The FY2021 Audit and updated Agency contact information has been submitted to the Idaho State Controllers Local Government Registry, as approved at the January Commission meeting. The FY2021 audit has also been delivered to the City Administrator.

Commissioner Disclosure Letters have been delivered to Post Falls Mayor, R. Jacobson.

Commissioner Comments. Chairman Baltzell encouraged Johns and the other commissioners that this is all a learning process. The best way to solve issues is to talk about them because somebody on the Commission is going to have helpful information.

Adjournment. Commissioner Coles made a motion to adjourn, seconded by Clemensen. Motion carried. Meeting adjourned at 10:34 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman