



Post Falls Urban Renewal Agency
February 17, 2022 Meeting Agenda
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Meeting Minutes, January 20, 2022
 - b. Commission Workshop Minutes, February 3, 2022
 - c. Payables
 - d. Bank Activity Report
 - e. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Coles
 - c. Communications, Property & Personnel - Davis
6. Citizen Comments
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.
7. Unfinished Business
8. New Business
 - a. Approval of Semi-Annual Proponent Reimbursements **ACTION ITEM**
 - b. 2021 Annual Presentation **ACTION ITEM**
9. Staff Report and Updates
10. Commissioner Comments
11. Chairman Comments
12. 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 MINUTES
February 17, 2022

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

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 Collin Coles, Jame' Davis, Christi Fleischman, Melissa Hjeltness. Commissioners Eric Clemensen and Len Crosby had excused absences. Davis led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A is the Commission Meeting Minutes, January 20, 2022.

Item B is the Commission Workshop Minutes, Feb 3, 2022.

Item C is the payables for the month totaling \$7,780.97.

Item D is the Bank Activity Report which shows total funds in all accounts of \$4,911,535.21 with accrued interest for the month of \$174.93.

Item E is the financial reports as of January 31, 2022.

Approval of the consent calendar will authorize a transfer of \$7,780.97 to the First Interstate Checking Account for the monthly payables and \$174.93 accrued interest to the General Fund.

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

COMMITTEE UPDATES

Finance & Policy – Fleischman – January Financial Statements were reviewed and approved.

District Review – Coles – Nothing specific to District Review. However, as a result of the last commission workshop, Johns and Coles met with Bob Seale and Bill Melvin, City of Post Falls, to discuss multiple topics. There is the possibility of working together on infrastructure projects that could be done more efficiently as a single large project at one time than as individual projects done intermittently. For example, multiple roundabouts on Prairie Ave in the Post Falls Technology District vicinity. This would require significant coordination. More to follow at a future workshop. Also discussed was the evolution of the Agency in regards to how districts are formed. It may also be worthwhile to revisit the agency's Mission Statement due to changes in the scope and goals of agency projects from over twenty years ago.

Communication, Property and Personnel –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>
Tullamore	Copper Basin Construction	\$712,397.74	\$74,404.26
Tullamore Commons II	Whitewater Creek	\$8,811.38	\$141,023.45
Expo	JR Watson & Associates	\$370,103.69	\$309,464.66

Center Point has a current balance of 487,955.70 for future reimbursement of public infrastructure improvements.

Pointe Apartments has a current balance of \$133,282.79 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 \$275,241.24 for future reimbursement of public infrastructure improvements.

Johns 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 \$1,091,312.81 to the First Interstate Bank Checking account for that purpose.

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

2021 Annual Presentation. Director Johns presented the 2021 Annual Report as required by Idaho Code, noting a public notice was published in the CDA Press on February 3rd and no letters of comment had been received. The report will be submitted to City Council after approval.

Public Comment on the Annual Report presentation came from Sheryl Area, 8513 N Scotsworth St, Post Falls, ID 83854. She sought comment from the Commission about the mission of the Agency being to attract business and jobs when all that is evident in the area is housing development. Coles responded that housing development is a natural part of the urban renewal process and that it comes with commercial and industrial development. Davis suggested Ms. Area drive down Spokane Street and 4th Street to view current projects in process in the Downtown District that include commercial/business components. Johns provided clarification

about the recent formation of the Downtown and Pleasant View Districts. He suggested that Ms. Area consider the economic development and job growth that has occurred as a result of infrastructure development in the Riverbend, Expo and Center Point Districts to the west of town as well as along Hwy41 in the East Post Falls District. Ms. Area asked specifically about an area of business along Seltice Way between Idaho and Spokane Streets. Coles stated that specific area is not in an urban renewal district and was therefore not a consideration of the Commission. Baltzell clarified it was the responsibility of individual businesses to provide for their own modernization and upgrading in coordination with city staff and city projects. He further clarified the majority of agency projects pertain specifically to infrastructure (transportation, sewer, water) and that a lot of commercial development can be anticipated based on work being completed within the scope of the agency's authority. Fleischman added the agency works alongside the city, investors and developers to complete projects. Coles further provided the example of the sewer lift station in the Expo/Center Point area being a substantially expensive infrastructure project that opened the entire area up for development to benefit the entire region.

Commissioner Coles made a motion to accept and file the Annual Report as presented, seconded by Davis. All in favor by voice vote. Motion carried.

STAFF REPORT

The 2021 Annual Report is scheduled to be presented to the City Council at their March 15th council meeting.

It has been suggested that the current Project Questionnaire and Evaluation Form and its subsequent processes be revised/supplemented as a result of the previous Commission Workshop and the afore noted meeting with city staff by Coles and Johns. The submission of greater project details and estimated costs would help the commission identify where a project falls within the existing District Plan and related cost breakdowns. Subsequent joint review by agency and city staff would then verify the validity of the submitted information and provide an analysis or outline of the project submission for commission use. A revised form is to be drafted and submitted for further consideration by the Commission.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

Reiterated his affirmation of the previous months recognition of former commissioner Carstensen's dedicated work on the Commission, and the wonderful opportunity to work with Diane Fountain throughout the years.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Davis made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:42 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jamie Davis, Vice-Chair