

POST FALLS URBAN RENEWAL MINUTES

June 16, 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 Jame' Davis, Len Crosby, Christi Fleischman, Melissa Hjeltness and Eric Clemensen. Commissioner Collin Coles had an excused absence. Fleischman led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, May 19, 2022.

Item B is the Communication, Property & Personnel Meeting Minutes, May 31, 2022,

Item C is the Finance & Policy Meeting Minutes, June 6, 2022,

Item D is the payables for this month totaling \$6,617.97.

Item E is the Bank Activity Report which shows total funds in all accounts of \$3,130,086.37 and accrued interest for the month of \$1,191.90.

Item F is the financial reports as of May 31st.

Approval of the consent calendar authorized a transfer of \$6,617.97 to the First Interstate Checking Account for the monthly payables and \$1,191.90 accrued interest to the General Fund.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – May Financial Statements were reviewed and approved. The committee met on June 6th, 2022, to review the preliminary budget for 2022/23. Additional meetings are anticipated prior to the presentation of the budget for public comment in August, 2022. The committee also reviewed preliminary closing budgets for the Center Point and East Post Falls Urban Renewal Districts; and a draft Owner Participation Agreement for the Downtown District (Millworx).

District Review – Davis – Nothing to report.

Communication, Property and Personnel – Davis – The committee met on May 31, 2022. Website project proposals were reviewed as well as some budget line items that are changing.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

STAFF REPORT

The Water Tower Lofts project has gone out for re-bid due to the initial bidding coming in over budget. They plan on providing the Commission with the updated project cost information when it becomes available and they are prepared to move toward the Owner Participation Agreement (OPA) process. Crosby asked staff and counsel for a status update of the OPA process in the Pleasant View District. Bredeson stated the document, with Wil-Hunt, was ready to go and a District Review Committee meeting is scheduled to review it. It will likely be on the Commission meeting agenda for July. Crosby asked if we were still moving forward with the A&A Construction OPA in the Downtown District. Bredesen stated there are a couple of issues with it that will be discussed at the Executive Committee meeting scheduled after the Commission Meeting.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

None

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Davis. All in favor by voice vote. Meeting was adjourned at 9:08 am.

Respectfully submitted,

Joseph Johns, Executive Director

Jerry Baltzell, Chairman

**POST FALLS URBAN RENEWAL
District Review Committee**

June 30, 2022 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 8:30 a.m. Present in addition to Coles was Jame' Davis, Melissa Hjeltness and Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Third Addendum to Urban Renewal Policy #7 – Reimbursement from Tax Increment. Johns provided an overview of the proposed addendum. The subject of workforce housing was discussed with Johns reading aloud the addendum's definition of the subject. The committee agreed that this addendum provides the Commission with needed flexibility when addressing Downtown District projects containing mixed-use elements, URD projects related to workforce housing, and commercial/industrial projects containing environment remediation costs.

Pleasant View District – Wil-Hunt I, LLC Owner Participation Agreement. Commissioner Coles suggested the list of costs be reviewed by the City for their analysis of necessary infrastructure costs (eligible for full reimbursement consideration) and those costs that may be considered as common, normal, or expected for the development that may be given a different priority of reimbursement consideration. Johns will provide this information to Bill Melvin as previously discussed with the City in February. Coles asked about any information relative to a "late-comers agreement" that was being considered previously by the city for those developments occurring after infrastructure development occurs. Johns will seek additional information pertaining to this.

Downtown District – A&A Construction Owner Participation Agreement. Johns updated the committee on discussions between the agency and the city on the subject of the roundabout at Idaho/4th Ave not being in the District Plan. The plan will need to undergo an "administrative or technical update" to include the roundabout. In the meantime, the developer would like to move forward with the OPA and has been requested to provide a legal description, a property map, and costs pertaining to remediation. An Addendum to the OPA will be utilized to include the roundabout component of the project once the District Plan is updated.

East Post Falls District – Sewer Projects Final Submittal. Johns provided the committee with an overview of a cost tracking worksheet utilized to document all prior sewer project invoices associated with the Tullamore lift station, Hwy 41 widening, and the 12 Ave EQ and lift station. The final project invoice for the amount of \$787,215.58 was reviewed. The final total invoiced costs submitted to the agency for the sewer project is \$5,733,654.25. A few images of the lift stations and trenching were shown.

East Post Falls District – Closing Timeline. Johns presented a draft of the closing timeline for the East Post Falls District with a closing date of December 17, 2022. A final cost submittal in the Tullamore

portion of the District is anticipated from the proponent/developer prior to the closing date. No revisions were requested.

Center Point District – Closing Timeline. Johns presented a draft of the closing timeline for the Center Point District with a closing date of December 17, 2022. The proponent/developer is undertaking a final project and may request an extension to the current 8/31/22 costs submittal deadline. No revisions to the timeline were requested.

ADJOURNMENT

Meeting adjourned @ 9:22 am.

Respectfully submitted,

Joseph Johns, Executive Director

Collin Coles, Member

1:04 PM

07/14/22

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of July 19, 2022

| Type | Date | Num | Due Date | Aging | Open Balance |
|--------------------------------------|------------|-------------|------------|-------|-----------------|
| Bredeson Law Group | | | | | |
| Bill | 07/19/2022 | 1037 | 08/18/2022 | | 1,250.00 |
| Total Bredeson Law Group | | | | | 1,250.00 |
| Canon Solutions America, Inc. | | | | | |
| Bill | 07/19/2022 | 6001126067 | 08/18/2022 | | 9.51 |
| Total Canon Solutions America, Inc. | | | | | 9.51 |
| Joseph Johns | | | | | |
| Bill | 07/19/2022 | July2022 | 08/03/2022 | | 28.99 |
| Total Joseph Johns | | | | | 28.99 |
| Mastercard | | | | | |
| Bill | 07/19/2022 | 4518-June22 | 08/18/2022 | | 21.19 |
| Total Mastercard | | | | | 21.19 |
| TOTAL | | | | | 1,309.69 |

Payroll 5,182.23

6,491.92

Bank Activity Report

June 2022

Cash Section

Checking: First Interstate

| | | | |
|--------------------|----|--------------|-----------|
| Beginning Balance | | \$ | 10,667.69 |
| Deposits | \$ | 354,677.49 | |
| Withdrawals | \$ | (354,677.21) | |
| Ending Balance | | \$ | 10,667.97 |
| Outstanding Checks | \$ | (1,175.91) | |
| Account Balance | | \$ | 9,492.06 |

Idaho Central CU - Savings

| | | | |
|-------------------|--|----|-------|
| Beginning Balance | | \$ | 25.00 |
| Interest | | | |
| Ending Balance | | \$ | 25.00 |

Investment Section

LGIP General Fund 1829

| | | | |
|----------------------|----|------------|------------|
| Beginning Balance | | \$ | 887,965.84 |
| Contributions | \$ | 1,670.32 | |
| Withdrawals | \$ | (6,617.97) | |
| Ending Balance | | \$ | 883,018.19 |
| Outstanding Transfer | \$ | - | |
| Account Balance | | \$ | 883,018.19 |

LGIP Capital Improvements 1910

| | | | |
|----------------------|----|------------|--------------|
| Beginning Balance | | \$ | 2,232,576.84 |
| Contributions | \$ | 349,251.14 | |
| Withdrawals | \$ | (1,191.90) | |
| Ending Balance | | \$ | 2,580,636.08 |
| Outstanding Transfer | \$ | - | |
| Account Balance | | \$ | 2,580,636.08 |

Total Funds All Accounts:

\$ 3,473,171.33

June

Interest

State Pool - LGIP 1910

\$ 1,775.47

Total

\$ 1,775.47

Balance Sheet

As of June 30, 2022

| | Jun 30, 22 |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| First Interstate Bank- Checking | 9,492.06 |
| LGIP1829-General Fund | 883,018.19 |
| LGIP1910-Capital Improvements | 2,580,636.08 |
| Savings - Idaho Central CU | 25.00 |
| Total Checking/Savings | 3,473,171.33 |
| Other Current Assets | |
| Accounts Receivable - Taxes | 152,767.00 |
| FMV - State Investment Pool | 9,947.00 |
| Interest Receivable | 3,000.00 |
| Prepaid Insurance | 2,641.00 |
| Total Other Current Assets | 168,355.00 |
| Total Current Assets | 3,641,526.33 |
| TOTAL ASSETS | 3,641,526.33 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 787,215.58 |
| Total Accounts Payable | 787,215.58 |
| Other Current Liabilities | |
| Accrued Expenses | 101,471.00 |
| Accrued Vacation Payable | 1,486.98 |
| Deferred Increment Revenue | 143,883.00 |
| Payroll Liabilities | 1,748.59 |
| Total Other Current Liabilities | 248,589.57 |
| Total Current Liabilities | 1,035,805.15 |
| Total Liabilities | 1,035,805.15 |
| Equity | |
| Assigned Fund Balance | 2,630,810.00 |
| Committed Fund Balance | 374,525.00 |
| Fund Balance - General Fund | -89,609.00 |
| Nonspendable Fund Balance | 2,641.00 |
| Restricted Fund Balance | 236,901.00 |
| Unrestricted Net Assets | 0.34 |
| Net Income | -549,547.16 |
| Total Equity | 2,605,721.18 |
| TOTAL LIABILITIES & EQUITY | 3,641,526.33 |

Post Falls Urban Renewal Agency - In-House

07/12/22

Profit & Loss

Accrual Basis

June 2022

| | Jun 22 | Oct '21 - Jun 22 |
|---------------------------------|-------------------|---------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Interest | 1,670.60 | 5,854.73 |
| Center Point District | 3,069.33 | 497,224.21 |
| East Post Falls District | 277,726.58 | 2,664,803.79 |
| Expo District | 62,066.05 | 531,624.07 |
| Post Falls Technology District | 5,197.28 | 138,991.34 |
| Total Income | 349,729.84 | 3,838,498.14 |
| Gross Profit | 349,729.84 | 3,838,498.14 |
| Expense | | |
| Advertising & Legal Notices | 0.00 | 62.66 |
| Audit | 0.00 | 7,475.00 |
| Bank Charges | 0.00 | 0.00 |
| Computer Repair & Maintenance | 0.00 | 84.79 |
| Computer Software | 572.59 | 572.59 |
| District Payments | 0.00 | 3,500,567.92 |
| Dues & Memberships | 0.00 | 800.00 |
| Engineering Services | 0.00 | 3,200.00 |
| Insurance | 0.00 | 220.00 |
| Legal Fees | 825.00 | 10,625.00 |
| Meetings | 0.00 | 51.06 |
| Office Supplies | 0.00 | 407.53 |
| Other Contract Services | 0.00 | 55.00 |
| Payroll Expenses | 5,395.32 | 65,202.22 |
| Postage, Mailing Service | 0.00 | 58.00 |
| Printing and Copying | 9.39 | 137.43 |
| Rent | 0.00 | 7,990.00 |
| Telephone, Telecommunications | 28.76 | 239.40 |
| Uncategorized Expenses | 0.00 | 3,000.00 |
| Website Design, Hosting & Maint | 0.00 | 81.12 |
| Total Expense | 6,831.06 | 3,600,829.72 |
| Net Ordinary Income | 342,898.78 | 237,668.42 |
| Net Income | 342,898.78 | 237,668.42 |

Fund Reconciliation:

6/30/2022

QB

| | | | |
|-----------------------------|------------|----|--------------------------------------|
| First Interstate - Checking | GF | \$ | 9,492.06 |
| LGIP - 1829 | GF | \$ | 883,018.19 |
| LGIP - 1910 | CIP | \$ | 2,580,636.08 |
| Savings - Idaho Central CU | GF | \$ | 25.00 |
| Total | | | <u><u>\$ 3,473,171.33</u></u> |

FUNDS

| | | | |
|--------------------------|------------|----|--------------------------------------|
| General Fund | GF | \$ | 892,535.25 |
| Capital Improvement Fund | CIP | \$ | 2,580,636.08 |
| Total | | | <u><u>\$ 3,473,171.33</u></u> |

C.I. Fund Allocation:

| | | |
|--------------------------|----|---------------------|
| PF Technology | \$ | 298,567.07 |
| CP-The Pointe | \$ | 527,781.18 |
| CP-Pointe Apartments | \$ | 133,282.79 |
| Expo | \$ | 164,004.06 |
| EPF-Tullamore | \$ | 52,184.52 |
| EPF-Tullamore Commons II | \$ | - |
| EPF-S/Ctr | \$ | 1,404,816.46 |
| | \$ | <u>2,580,636.08</u> |

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

| Termination Date | <u>Technology Dist.</u> | <u>Center Point The Pointe</u> | <u>Pointe Apartments</u> | <u>East Post Falls</u> | | <u>Commons II</u> | <u>Expo</u> | <u>Total</u> |
|-------------------------------|-------------------------|------------------------------------|------------------------------|------------------------|-------------------|-------------------|-------------------|---------------------|
| | 2038 | 2022 | 2022 | 2022 | 2022 | 2022 | 2021 | |
| Sep-21 | 1072.65 | - | - | 373.19 | 2,737.02 | - | 2,483.68 | 6,666.54 |
| Oct-21 | 969.65 | - | - | - | - | - | 4,202.95 | 5,172.60 |
| Nov-21 | - | - | - | 9,367.30 | - | - | - | 9,367.30 |
| Dec-21 | 2,141.49 | 74,284.95 | - | 48,459.05 | - | - | 6,846.52 | 131,732.01 |
| Jan-22 | 108,701.47 | 356,831.16 | 25,598.85 | 1,464,847.57 | 704,433.96 | 8,811.38 | 319,532.11 | 2,988,756.50 |
| Payment Feb-22 | 3,852.90 | 683.77 | - | 38,173.16 | 5,226.76 | - | 37,038.43 | 84,975.02 |
| Mar-22 | 711.27 | 20,360.51 | - | - | - | - | 5,391.88 | 26,463.66 |
| Apr-22 | 16,514.36 | 16,395.64 | - | 76,990.05 | 15,855.98 | - | 82,173.45 | 207,929.48 |
| May-22 | 902.92 | - | - | 13,041.91 | 1,870.09 | - | 14,372.68 | 30,187.60 |
| Jun-22 | 5,197.28 | 3,069.33 | - | 243,268.13 | 34,458.45 | - | 62,066.05 | 348,059.24 |
| Jul-22 | | | | | | | | - |
| Aug-22 | | | | | | | | - |
| Sep-22 | | | | | | | | - |
| Total YTD | 140,063.99 | 471,625.36 | 25,598.85 | 1,894,520.36 | 764,582.26 | 8,811.38 | 534,107.75 | 3,839,309.95 |
| Approved Obligation | | 8,138,574.84 | | 26,287,917.00 | 6,498,959.82 | 325,000.00 | 4,690,883.13 | 45,941,334.79 |
| Obligation Balance @ 12/31/21 | | - | | 3,918,921.23 | 786,802.00 | 149,834.83 | 679,568.35 | 5,535,126.41 |
| Carry over @ 12/31/21 | 162,686.87 | 130,440.77 | 107,683.94 | 583,207.39 | 2,737.02 | - | 13,533.15 | 1,000,289.14 |

9:50 AM
07/05/22
Accrual Basis

**Post Falls Urban Renewal Agency - In-House
Profit & Loss Budget vs. Actual
October 2021 through June 2022**

| | <u>9 Month Actual</u> | <u>9 Month Budget</u> | <u>\$ Under Budget</u> | <u>% of Budget</u> | <u>2021-22 Total Budget</u> | <u>2021-22 Balance</u> |
|---------------------------------|-----------------------|-----------------------|------------------------|--------------------|-----------------------------|------------------------|
| Expense | | | | | | |
| Advertising & Legal Notices | 62.66 | 350.00 | -287.34 | 17.9% | 900.00 | 837.34 |
| Audit | 7,475.00 | 7,475.00 | 0.00 | 100.0% | 7,475.00 | 0.00 |
| Computer Repair & Maintenance | 84.79 | 390.00 | -305.21 | 21.74% | 585.00 | 500.21 |
| Computer Software | 572.59 | 275.00 | 297.59 | 208.22% | 275.00 | (297.59) |
| Dues & Memberships | 800.00 | 770.00 | 30.00 | 103.9% | 770.00 | (30.00) |
| Engineering Services | 3,200.00 | 3,200.00 | 0.00 | 100.0% | 9,600.00 | 6,400.00 |
| Insurance | 220.00 | 200.00 | 20.00 | 110.0% | 2,841.00 | 2,621.00 |
| Legal Fees | 10,625.00 | 19,000.00 | -8,375.00 | 55.92% | 25,000.00 | 14,375.00 |
| Meetings | 51.06 | 200.00 | -148.94 | 25.53% | 240.00 | 188.94 |
| Office Supplies | 407.53 | 400.00 | 7.53 | 101.88% | 500.00 | 92.47 |
| Other Contract Services | 55.00 | 600.00 | -545.00 | 9.17% | 1,100.00 | 1,045.00 |
| Payroll Expenses | 65,202.22 | 66,916.00 | -1,713.78 | 97.44% | 83,247.00 | 18,044.78 |
| Postage, Mailing Service | 58.00 | 60.00 | -2.00 | 96.67% | 60.00 | 2.00 |
| Printing and Copying | 137.43 | 225.00 | -87.57 | 61.08% | 300.00 | 162.57 |
| Rent | 7,990.00 | 7,740.00 | 250.00 | 103.23% | 7,740.00 | (250.00) |
| Telephone, Telecommunications | 239.40 | 135.00 | 104.40 | 177.33% | 180.00 | (59.40) |
| Uncategorized Expenses | 3,000.00 | 0.00 | 3,000.00 | 100.0% | 0.00 | (3,000.00) |
| Website Design, Hosting & Maint | 81.12 | 7,200.00 | -7,118.88 | 1.13% | 7,200.00 | 7,118.88 |
| Contingency | 0.00 | 5,000.00 | -5,000.00 | 0.0% | 5,000.00 | 5,000.00 |
| Total Expense | <u>100,261.80</u> | <u>120,136.00</u> | <u>-19,874.20</u> | <u>83.46%</u> | <u>153,013.00</u> | <u>52,751.20</u> |

POST FALLS URBAN RENEWAL AGENCY
THIRD ADDENDUM TO URA POLICY NUMBER 07

Subject: Third Addendum to URA Policy# 07

Effective Date:

Issued by: Finance Committee

Policy: Addendum to Policy #07 regarding Reimbursement from Tax Increment for Urban Renewal Districts created after January 1, 2021

Background: Tax Increment received by the Agency for each of the Urban Renewal Districts is disbursed in February and August of each year for project cost reimbursement pursuant to a Commission-approved Owner Participation Agreement and a Commission-approved Order of Approval. The purpose of Section A of this Addendum is to provide the Agency with flexibility regarding the reimbursement of City and Commission approved public improvements set forth in an approved Urban Renewal Plan for mixed use, infill developments located within the Downtown District. The purpose of Section B of this Addendum is to provide the Agency with flexibility regarding the reimbursement of City and Commission approved public improvements set forth in an approved Urban Renewal Plan for the development of projects related to Workforce Housing. This Policy Addendum shall apply to Urban Renewal Districts created after January 1, 2021.

For Commission approved public improvements constructed within an approved Urban Renewal District located within the City of Post Falls the Commission may approve the following reimbursement amounts for completed, approved and dedicated public improvements:

- A. Mixed-Use (commercial, retail and residential) Development: Up to 100% of Commission approved and/or City-required on and off-site public improvements included in the Urban Renewal Plan for the Downtown District including major streets, sidewalks, major utility lines (sewer, water, waste water, gas, electric, broadband and related), public park areas, street trees and street landscaping, street lighting, on street parking required to service the commercial and retail portions of the development, required traffic controls (including City or Idaho Transportation Department required traffic signals and roundabouts specified in the approved Urban Renewal Plan), major development signage (not specific tenant signage) and improvements designed to provide tenants with pedestrian, bike or related inter-project modes of transportation.

- B. Workforce Housing: Up to 100% of on and off-site public improvements within an approved Urban Renewal District which are required for the construction of a Commission-approved workforce housing development. Workforce Housing is defined as housing which is affordable by families earning between 80 and 120 percent of the Area Median Income for Kootenai County, as established annually by the Department of Housing and Urban Development. Proponents seeking reimbursement for public improvements associated with the development of Workforce Housing must provide evidence that the rental or sale rates of the residential units being developed within an approved Urban Renewal District meet the affordability criteria. For rental units, the Proponent must provide evidence of a regulatory agreement or other contractual agreement designed to retain the affordability of the rental units.

- C. Site Remediation: Up to 100% of the direct costs associated with remediation of an environmentally impacted site for development of commercial or industrial properties, if such remediation is set forth in the approved Urban Renewal Plan for the district in which the development will be constructed.

Approved by the Post Falls Urban Renewal Agency Board of Commissioners:

POST FALLS URBAN RENEWAL AGENCY
An Idaho Urban Renewal Agency

By: _____, Chair
Jerry Baltzell, Chairman

Date: _____

Notice is hereby given that the Post Falls Urban Renewal Agency will hold a public hearing regarding the Agency's 2023 fiscal year budget. The public hearing will be held at 9AM on August 18, 2022 at the Post Falls City Hall, 408 Spokane St., Post Falls, Kootenai County, Idaho 83854. All interested persons are invited to appear and show cause, if any, why such proposed budget should or should not be adopted. The detailed budget can be viewed at www.pfura.com. Assistance for persons with disabilities will be provided upon a 48 hour notice prior to the public hearing.

| 2023 PROPOSED OPERATING BUDGET - POST FALLS URBAN RENEWAL | | | | |
|--|---|---------------------|---------------------|---------------------|
| URBAN RENEWAL - GENERAL FUND: | | | | |
| | | Actual | Approved | Proposed |
| | | FY 2021 | Budget | Budget |
| | | | FY 2022 | FY 2023 |
| REVENUES: | | | | |
| | Tax Increment | | | |
| | Expo District | \$ 491,013 | \$ 569,210 | \$ - |
| | Center Point District | \$ 708,078 | \$ 754,949 | \$ 642,970 |
| | East Post Falls District | \$ 3,734,127 | \$ 3,683,163 | \$ 3,821,196 |
| | Post Falls Technology District | \$ 159,979 | \$ 200,458 | \$ 494,460 |
| | Downtown District | \$ - | \$ - | \$ 562,734 |
| | Pleasant View District | \$ - | \$ - | \$ 2,597 |
| | Other Income | \$ 162,732 | \$ - | |
| | General Fund Transfer | \$ - | \$ - | \$ - |
| | Interest Income | \$ 17,764 | \$ 7,200 | \$ 6,000 |
| | TOTAL REVENUES: | \$ 5,273,694 | \$ 5,214,980 | \$ 5,529,957 |
| | Carryover (East Post Falls) | \$ 1,903,887 | \$ 773,374 | \$ 1,309,902 |
| | TOTAL FUNDS AVAILABLE | \$ 7,177,580 | \$ 5,988,354 | \$ 6,839,859 |
| EXPENDITURES: | | | | |
| | Proponent Reimbursement | | | |
| | Expo District | \$ 463,260 | \$ 544,210 | \$ - |
| | Center Point District | \$ 590,937 | \$ 704,949 | \$ 592,970 |
| | East Post Falls District | \$ 5,814,200 | \$ 3,393,537 | \$ 5,031,011 |
| | Post Falls Technology District | \$ 15,000 | \$ 175,458 | \$ 469,460 |
| | Downtown District | \$ - | \$ - | \$ 537,734 |
| | Pleasant View District | \$ - | \$ - | \$ 2,597 |
| | Designated Funds (East Post Falls) | \$ 1,903,887 | \$ - | |
| | Debt Repayment | \$ 858,334 | \$ 890,807 | \$ - |
| | Interest Expense | \$ 79,666 | \$ 47,193 | \$ - |
| | Sub-Total Proponent | \$ 9,725,283 | \$ 5,756,154 | \$ 6,633,773 |
| | Agency Operating Expenses | | | |
| | 1 Audit | \$ 7,250 | \$ 7,475 | \$ 7,700 |
| | 2 Legal Advertising | \$ 726 | \$ 900 | \$ 900 |
| | 3 Employee Wages | \$ 50,346 | \$ 69,491 | \$ 54,599 |
| | 4 FICA | \$ 3,913 | \$ 5,315 | \$ 4,177 |
| | 5 SUTA | \$ 92 | \$ 144 | \$ 113 |
| | 6 PERSI | \$ 6,107 | \$ 8,297 | \$ 6,519 |
| | 7 Engineering Services | \$ 5,200 | \$ 9,600 | \$ 9,600 |
| | 8 Contract Legal Services | \$ 10,025 | \$ 25,000 | \$ 25,000 |
| | 9 Other Contract Services | \$ - | \$ 1,100 | \$ 1,100 |
| | 10 Insurance | \$ 2,411 | \$ 2,841 | \$ 3,257 |
| | 11 Marketing and Education Materials | \$ - | \$ - | \$ - |
| | 12 Dues and Memberships | \$ 770 | \$ 770 | \$ 800 |
| | 13 Computer Repair and Maintenance | \$ 326 | \$ 585 | \$ 585 |
| | 14 Computer Software | \$ 420 | \$ 275 | \$ 623 |
| | 15 Office Equipment | \$ - | \$ - | \$ - |
| | 16 Office Supplies | \$ 151 | \$ 500 | \$ 375 |
| | 17 Postage & Shipping | \$ 5 | \$ 60 | \$ 60 |
| | 18 Printing & Copying | \$ 330 | \$ 300 | \$ 300 |
| | 19 Rent - Space & Equipment | \$ 7,740 | \$ 7,740 | \$ 7,990 |
| | 20 Telephone and Internet | \$ 165 | \$ 180 | \$ 850 |
| | 21 Meetings | \$ - | \$ 240 | \$ 240 |
| | 22 Website Design, Hosting and Maint. | \$ 158 | \$ 7,200 | \$ 1,250 |
| | 23 Contingency | \$ - | \$ 5,000 | \$ 5,000 |
| | 24 General Fund Carryover | \$ - | \$ 79,187 | \$ 75,048 |
| | Sub-Total Agency | \$ 96,136 | \$ 232,200 | \$ 206,087 |
| | Total Expenditures | \$ 9,821,419 | \$ 5,988,354 | \$ 6,839,859 |

**Post Falls Urban Renewal Agency
 East Post Falls Urban Renewal District
 Closing Budget**

| | |
|-----------------------------|--|
| District: | East Post Falls |
| Proponent: | City of Post Falls; Copper Basin Construction, Inc.; Whitewater Creek, Inc. |
| Date Created: | 2002 |
| District Plan Life: | 20 |
| Date Plan Expires: | 12/17/2022 |
| Total Urban Renewal: | \$ 26,287,917 |

| Revenues: | | Projected 2023 |
|---------------------------------------|-----------|---------------------------|
| Tax Increment Revenue | \$ | 3,821,196 |
| Total Revenues | \$ | 3,821,196 |
| Expenses | | |
| Transfer To Capital Projects | \$ | 2,307,561 |
| Total Expenses | \$ | 2,307,561 |
| Unallocated Residual Increment | \$ | 1,513,635 |

Publish September 1st & September 8th, 2022

Timeline for Closure of the East Post Falls Urban Renewal District

2022

- 07/19/22 Prepare East Post Falls Closing Budget for 2023
- 08/18/22 Commission approve Closing Budget & set Public Hearing for 9/18/22
- 09/01/22 1st Publish Specific District Closing Budget in CdA Press
- 09/08/22 2nd Publish Specific District Closing Budget in CdA Press
- 09/15/22 Commission Public Hearing / Approve Budget

2023

- 03/16/23 Prepare Resolution to East Post Falls District & declare excess funds (if any)
- 04/20/23 Commission Meeting – Approve Resolution 2023- XX/ Timeline / excess funds
- 05/02/23 Agency Resolution to City Council to pass Ordinance ** (legal Description & Map) to adopt Commission Resolution 2023-XX / Decision to Close District
- 05/05/23 City to Record Ordinance** to adopt Commission Resolution to close district
- 05/16/23 File Ordinance** with the County Recorder, County Assessor, County Auditor, affected taxing districts and the State Tax Commission (within 30 days from the effective date)

****Note:** Notification to State Tax Commission – intent to close district (by 4th Monday in July – preferably by June 1 per Alan Dornfest)
Notify Kootenai County of intent to close district by (4th Monday in July – preferably by 1st week in May for assessment purposes)

- 50-2907 Legal Description and Map
 - Record with County Recorder
 - File with County Assessor
 - File with County Recorder, Assessor, Taxing Districts and State Tax Commission within 30 days following action, no later than 10th of January of year following date of action
- URA must comply with 63-215 and 225 IDAPA, 35.01.03

**Post Falls Urban Renewal Agency
Center Point Urban Renewal District
Closing Budget**

| | | |
|-----------------------------|-----------|--------------------------------|
| District: | | Center Point |
| Proponent: | | The Pointe Partners LLC |
| Date Created: | | 2002 |
| District Plan Life: | | 20 |
| Date Plan Expires: | | 12/18/2022 |
| Total Urban Renewal: | \$ | 8,781,544 |

| Revenues: | | Projected 2023 |
|------------------------------|-----------|---------------------------|
| Tax Increment Revenue | \$ | 642,970 |
| Total Revenues | \$ | 642,970 |
| Expenses | | |
| Transfer To Capital Projects | \$ | 642,970 |
| Total Expenses | \$ | 642,970 |

Publish September 1st & September 8th, 2022

Timeline for Closure of the Center Point Urban Renewal District

2022

- 07/19/22 Prepare Center Point Closing Budget for 2023
- 08/18/22 Commission approve Closing Budget & set Public Hearing for 9/18/22
- 09/01/22 1st Publish Specific District Closing Budget in CdA Press
- 09/08/22 2nd Publish Specific District Closing Budget in CdA Press
- 09/15/22 Commission Public Hearing / Approve Budget

2023

- 03/16/23 Prepare Resolution to Center Point District & declare excess funds (if any)
- 04/20/23 Commission Meeting – Approve Resolution 2023- XX/ Timeline / excess funds
- 05/02/23 Agency Resolution to City Council to pass Ordinance ** (legal Description & Map) to adopt Commission Resolution 2023-XX / Decision to Close District
- 05/05/23 City to Record Ordinance** to adopt Commission Resolution to close district
- 05/16/23 File Ordinance** with the County Recorder, County Assessor, County Auditor, affected taxing districts and the State Tax Commission (within 30 days from the effective date)

****Note:** Notification to State Tax Commission – intent to close district (by 4th Monday in July – preferably by June 1 per Alan Dornfest)
Notify Kootenai County of intent to close district by (4th Monday in July – preferably by 1st week in May for assessment purposes)

- 50-2907 Legal Description and Map
Record with County Recorder
File with County Assessor
File with County Recorder, Assessor, Taxing Districts and State Tax Commission within 30 days following action, no later than 10th of January of year following date of action
URA must comply with 63-215 and 225 IDAPA, 35.01.03
- (per Pete attach map and legal to the Ordinance ONLY)***



INVOICE

Billed To:
 Urban Renewal Agency
 201 E 4th Avenue
 Post Falls, ID 83854

DATE: 6/20/2022
 INVOICE #: INV04995
 DUE DATE: 7/20/2022
 TOTAL DUE: 787,215.58

CUSTOMER ACCOUNT # : 000012

| ITEM DESCRIPTION | UNITS | PRICE | AMOUNT |
|---------------------------|-------|------------|-------------------|
| 12th Ave A Arbini Wage | 1.00 | 47.40 | 47.40 |
| 12th Ave Invoices | 1.00 | 237,970.77 | 237,970.77 |
| Highway 41 Invoices | 1.00 | 549,197.41 | 549,197.41 |
| TOTAL THIS INVOICE | | | 787,215.58 |

12th Ave L.S. 238,018.17
 Hwy 41 Gravity/Sewer 549,197.41
787,215.58

9560.00 Lake City Law

For questions, contact Melissa Heck at 208-457-3343

REMIT TO:

City of Post Falls
 408 N Spokane Street
 Post Falls, ID 83854

A copy of this invoice should accompany your check. Thank you!



Public Works Department
Utilities Division

June 14, 2022

Joseph Johns
Post Falls Urban Renewal Agency
201 E. 4th Ave, Suite 105
Post Falls, ID 83854

Re: East Post Falls Project Reimbursement

Dear Mr. Johns,

Attached is a reimbursement invoice for all expenses in fiscal year 2022 for both the 12th Avenue Lift Station/Equalization Project and the Highway 41 Sewer Project. There were no costs associated with the forcemain design from the 12th Avenue portion of this invoice.

The table attached shows the status of reimbursements for all three projects and that the City's contribution of \$535,000 toward the design of the 12th Avenue Project has been met.

This is the final reimbursement request from the City to the Agency on all three of the East Post Falls Sewer Projects. The City appreciates our partnership with the Urban Renewal Agency on these projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Beacham".

John Beacham
Public Works Director

Attachments: East Post Falls Project Reimbursement Spreadsheet, Invoice with Supporting Reports

East Post Falls Project Reimbursement Tracking

| Invoice | 12th Ave | Highway 41 | Tullamore | Subtotal | City Portion for 12th Ave | Invoiced | Paid |
|---------------|------------------------|------------------------|-------------------------------|------------------------|---------------------------|------------------------|------------------------|
| INV04514 | \$ 403,225.48 | \$ 104,863.94 | \$ 74,571.14 | \$ 582,660.56 | \$ 402,598.05 | \$ 180,062.51 | \$ 180,062.51 |
| INV04605 | | | \$ 45,929.37 | \$ 45,929.37 | \$ - | \$ 45,929.37 | \$ 45,929.37 |
| INV04666 | \$ 269,245.08 | \$ 14,323.38 | Complete | \$ 283,568.46 | \$ 132,401.95 | \$ 151,166.51 | \$ 151,166.51 |
| INV04744 | \$ 1,829,519.61 | \$ 39,168.31 | Complete | \$ 1,868,687.92 | \$ - | \$ 1,868,687.92 | \$ 1,868,687.92 |
| INV04841 | \$ 1,690,779.92 | \$ 805,489.82 | Complete | \$ 2,496,269.74 | \$ - | \$ 2,496,269.74 | \$ 2,496,269.74 |
| INV04902 | \$ 167,645.02 | \$ 36,677.60 | Complete | \$ 204,322.62 | \$ - | \$ 204,322.62 | \$ 204,322.62 |
| INV04995 | \$ 238,018.17 | \$ 549,197.41 | Complete | \$ 787,215.58 | \$ - | \$ 787,215.58 | |
| Totals | \$ 4,598,433.28 | \$ 1,549,720.46 | \$ 120,500.51 | \$ 6,268,654.25 | \$ 535,000.00 | \$ 5,733,654.25 | \$ 4,946,438.67 |
| | | | City Funding | | \$ 535,000.00 | | |
| | | | Remaining City Portion | | \$ - | \$ 787,215.58 | Balance Due |

Prior Contingency costs
 estimated = \$605,291
 per D. Fontana Calc's.
 Ce/16/22