



Post Falls Urban Renewal Agency
July 19, 2022 Meeting
9:00 am, Chamber Conference Room

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Amendments to the Agenda
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Meeting Minutes, June 16, 2022
 - b. District Review Committee Minutes, June 30, 2022
 - c. Payables
 - d. Bank Activity Report
 - e. Financial Reports
5. 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.
6. Third Addendum to Policy 7 - Reimbursement from Tax Increment **ACTION ITEM**
7. Budget Workshop **ACTION ITEM**
8. Closing Budgets and Timelines - East Post Falls District & Center Point District
9. East Post Falls District - Sewer Projects Final Invoice Payment **ACTION ITEM**
10. Post Falls Technology District – Zorros/Prairie Ave Roundabout Agreement **ACTION ITEM**
- This item subject to the Agency receiving supporting documentation in a timely manner.
11. Pleasant View District - Owner Participation Agreement - Wil-Hunt I, LLC **ACTION ITEM**
- This item subject to the Agency receiving supporting documentation in a timely manner.
12. Downtown District - Owner Participation Agreement - A&A Construction & Development, Inc. **ACTION ITEM**
- This item subject to the Agency receiving supporting documentation in a timely manner.
13. Staff Report and Updates
14. Commissioner Comments
15. 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
July 19, 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 Len Crosby, Collin Coles, Melissa Hjeltness. Commissioners Jame' Davis, Christi Fleischman and Eric Clemensen had excused absences. Counselor Pete Bredeson was also present. Baltzell led the Pledge of Allegiance.

AMENDMENTS TO THE AGENDA

Chairman Baltzell stated that documentation necessary for Agenda Items 10, 11, 12 had not been received and therefore would not be addressed at the Workshop. Bredeson stated a motion to amend the agenda was not necessary to remove the agenda items and they could simply be skipped over.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, June 16, 2022.

Item B is the District Review Meeting Minutes, June 30, 2022,

Item C is the payables for this month totaling \$6,491.92.

Item D is the Bank Activity Report which shows total funds in all accounts of \$3,473,171.33 and accrued interest for the month of \$1,775.47.

Item E is the financial reports as of June 30th.

Approval of the consent calendar authorized a transfer of \$6,491.92 to the First Interstate Checking Account for the monthly payables and \$1,775.47 accrued interest to the General Fund.

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

CITIZEN COMMENTS

None

THIRD ADDENDUM TO POLICY 7 – REIMBURSEMENT FROM TAX INCREMENT – Commissioner Crosby provided an overview of the proposed addendum. The addendum provides for the Commission to reimburse up to 100% for mixed-use (commercial, retail, residential) projects specified in the Downtown District Plan. It also addresses workforce housing, as defined in the addendum, allowing reimbursement of up to 100% for on-site & off-site improvements for infrastructure projects identified in an approved district plan and pertaining to such housing. Lastly, it provides for up to 100% of costs associated with remediation of an environmentally impacted site for development of commercial or industrial properties as set forth in an

approved district plan. Coles commented that remediation is a difficult thing to define and could almost be anything. Crosby responded that the general language in the addendum was so that it could address future, yet to be defined, remediation issues. Coles agreed. Baltzell stated that remediation is frequently associated to historical uses of a property and that the proposed addendum provides the Commission with the needed flexibility to address future issues.

Commissioner Coles made a motion to forward the Third Addendum to Policy 7 for consideration at the August Commission Meeting. Seconded by Crosby. Roll Call Vote: Coles – Aye; Baltzell – Aye; Crosby – Aye; Hjeltness – Aye. Motion carried.

BUDGET WORKSHOP – Johns presented the tentative FY 2023 Budget. After discussion Commissioner Crosby made a motion to approve the projected FY 2023 budget as presented and to advertise in the press on August 4 and August 11, 2022 for the Budget Hearing on August 18, 2022. Motion seconded by Coles. Roll Call Vote: Coles – Aye; Crosby – Aye; Hjeltness – Aye; Baltzell – Aye. Motion carried.

CLOSING BUDGETS AND TIMELINES – EAST POST FALLS DISTRICT & CENTER POINT DISTRICT – Johns presented draft closing budgets and event timelines for both East Post Falls and Center Point Urban Renewal Districts. The closing budgets will be published in the press September 1 and September 8, 2022 for consideration at the September 15, 2022 Commission Meeting. Johns asked for clarification of representing multiple Proponents on the East Post Falls URD Closing Budget. Bredeson stated it was acceptable to list them all. Crosby asked Johns to explain Center Point District having zero unallocated residual increment for rebate to taxing entities. Johns stated the current Baugh Way project costs were anticipated to exceed the remaining tax increment. Baltzell asked counsel if a motion was needed. Bredeson responded that it was unnecessary.

EAST POST FALLS DISTRICT – SEWER PROJECTS FINAL INVOICE – Johns presented a letter and final invoice for the completed Sewer Project in the amount of \$787,215.58 from the City of Post Falls, together with a request that a motion to approve include authorization to transfer the necessary funds. This amount brings the total amount invoiced by the City for the Tullamore Lift Station, Hwy 41 Widening & the 12th Ave EQ and Lift Station to \$5,733,654.25. Crosby asked Johns for clarification about \$9,560 in charges attributed to legal representation provided to the City. Johns stated the charges were for legal representation of the City necessary during settlement and mediation proceedings with a contractor that worked on the Highway 41 Widening. Bredeson confirmed these charges were for outside legal representation for the City. Crosby asked if the final invoice was within the scope of the initial agreement with the City in regard to reimbursement for the sewer project. Johns confirmed the costs submitted were within the agreement with the City. Crosby made a motion to approve the payment of the invoice. Motion seconded by Coles. Roll Call Vote: Coles – Aye; Crosby – Aye; Hjeltness – Aye; Baltzell – Aye. Motion carried.

AGENDA ITEMS 10, 11 & 12 - Commissioner Crosby asked for a status update of these items. Johns stated the City is in the process of working toward an agreement with BGI pertaining to the construction/funding of the Zorros/Prairie roundabout. Robert Seale, Community Development Director, stated the number of details being worked out was slowing progress. The City has approximately \$730,000 in Impact Fees to go towards the roundabout construction costs. Additionally, the Agency has stated funding up to \$1,000,000 for the project. The remaining \$350,000-500,000 in costs would be the responsibility of the developer(s). Baltzell asked Seale what the expected timeframe was for completion of the agreement to which Seale responded

sooner than later, relative to the August Commission Meeting. In the Pleasant View District, the Agency has a draft OPA ready and is awaiting the City's analysis of submitted project cost estimates. Crosby asked if anything was known about when Wil-Hunt would begin work. Shelly Enderud, City Administrator, responded that increased project costs were causing them to revise their project and it may go on hold. In the Downtown District, the Agency is waiting for the Millworx project developer to submit updated documentation of project costs, a legal description, and a map, before proceeding further in the OPA process.

STAFF REPORT & UPDATES

Downtown District - Exhibit materials for the Millworx project OPA are expected to be received by the end of the upcoming week.

Center Point District - Representatives of Wadsworth Development met with Director Johns and Commissioner Crosby to discuss the Baugh Way project in relationship to the district closure. They stated the intent to seek reimbursement of project costs for Baugh Way. They are working as fast as possible but anticipate a 4-1/2 month completion time (Mid-November) which is beyond the current agreement deadline of August 31, 2022. They are interested in working with City and Agency to receive reimbursement for a portion of the project, for example the water/sewer lines. The City (R. Seale) stated they are willing to consider this possibility. The Agency is currently waiting for a written request from the developer to extend the deadline and consider reimbursement for a portion of the project.

Post Falls Technology District – Johns met with Tom Stoeser, Riverbend Commerce Park Development, in regards to 94 acres recently annexed (into City of Post Falls) adjacent to the Post Falls Technology District. Mr. Stoeser asked about amending the current district boundary. Johns informed them that this would require a reset of the district's base value. Agency documentation about the formation of districts and district related policies was provided.

COMMISSIONER COMMENTS

Crosby stated that Tom Stoeser (Riverbend Commerce Park Development) is a good person to work with and is very transparent. Baltzell stated the information presented at the workshop was very informative and expressed appreciation for the presence of City staff.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:57 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman