

## **POST FALLS URBAN RENEWAL MINUTES**

**November 18, 2010**

### **CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE**

Chairman Bobbi Rollins called the meeting to order at 7:00 a.m. Executive Director Tom Lien called the roll. Present, in addition to Chairman Rollins were Commissioners Larry Carstensen, Dave Holloway, Peter Smith, Tim Short and Hilde Shetler. Commissioner Baltzell had an excused absence.

Chairman Rollins asked Commissioner Smith to lead the Pledge of Allegiance.

### **CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS**

None

### **CONFLICT DISCLOSURE**

None

### **CONSENT CALENDAR**

Lien introduced the Consent Calendar. All Commissioners had been given a packet of information for the meeting including the reviewed and edited October 21, 2010 minutes. Provided also were the payables for the month totaling \$9,435.42, which are normal monthly operating expenses.

The financial statements as of October 31 are as printed from the in-house QuickBooks accounting system and will be posted to the Agency website.

The Bank Activity Report shows total funds in all accounts of \$4,684,264.25 with accrued interest for the month of \$4,127.44. Approval of the Consent Calendar will also authorize the transfer of accrued interest to the General Fund and transfer of \$9,435.42 to the INB Checking Account to pay the payables.

Holloway made a motion to accept the Consent Calendar as presented, seconded by Short. Roll call vote: Carstensen – Aye, Holloway – Aye, Rollins – Aye, Smith – Aye, Short – Aye, Shetler – Aye. Motion carried.

### **CITIZEN COMMENTS**

None

### **UNFINISHED BUSINESS**

Copier/Scanner Lease. ED Lien explained that the lease documents and maintenance agreement are in the process of being revised as recommended by legal counsel. The final documents have not been received; therefore no action is required at this time.

Highway 41 Trail Project. ED Lien stated that at the recent 2 on 2 meeting, Chairman Rollins commented that Commissioners Carstensen, Smith and Short would comprise the working committee to review and suggest action on the Spencer Street, Highway 41 Trail and Access 90 projects. ED Lien and Carstensen looked at the recently completed trail on Atlas Road. JUB Engineers was

contacted regarding the cost difference between the two projects. JUB explained that the Highway 41 Trail is approximately 30% longer than the Atlas Trail and would require an additional 70% more retaining wall.

Carstensen suggested the possibility of making the Highway 41 Trail narrower which would reduce the cost. ED Lien confirmed that JUB could narrow the Trail and stated at this time the project could come in around \$700,000. The Agency has adequate funding for this project. The East Post Falls District Plan includes transportation and public safety improvement.

Holloway asked if there were any other sources of funding as this is a significant amount of money. Ed Lien stated that the Centennial Trail Foundation had been contacted and they are unable to contribute to this project.

After discussion, Commissioner Carstensen made a motion to authorize staff to take the necessary steps to go forward with initiating an MOU with the City and ITD, and asking JUB Engineers to provide a proposed contract for the project. Seconded by Short. Roll call vote: Carstensen – Aye, Holloway – Nay, Smith – Aye, Rollins – Aye, Short – Aye, Shetler – Aye. Motion carried.

Access I-90 Project. Chairman Rollins acknowledged the receipt of a letter submitted by Pat Raffee in support to the Access I-90 Project. The City has been looking at this project for several years. City Administrator Keck recently stated the reasons for the Access I-90 Projects are: mobility, public safety and economic development.

ED Lien stated there was extensive discussion at the 2 on 2 meeting where a conclusion was made to bring the Council and Agency members to a firm commitment of direction and identified several major steps. Currently the (2) two options are a full interchange at I-90 and Greensferry or a freeway overpass at Greensferry. There is a base need for connectivity at Greensferry which is expected to provide mobility, public safety and economic development.

The City Council voted to spend an additional \$8,000 to \$12,000 for KMPO to have CH2MHill complete a revised traffic analysis within the next 10 days. Following that, CH2MHill would need to adjust the EIS and IJR with the new information. The timeframe to get the ROD is 9-12 months and there is no guarantee that the project would be approved.

City Administrator Keck met with ITD and was told that if this project is stopped ITD and the State would have to reimburse FHWA \$1.8M in funds that have been expended. As long as the EIS and the IJR are completed the FHWA reimbursement will be not be required. At that point a decision would be made to either build an interchange or an overpass. A ROD is not guaranteed after completion of the EIS and IJR if the study does not support it. If the ROD is not approved, the Agency can still do an overpass without FHWA approval. The EPF Plan would have to be extended to 2026 and expand the boundary to incorporate additional properties to the west and north of the proposed overpass. An ITD Engineer estimated the cost of an overpass to be between \$10-12 M. Right of way acquisition would be an additional \$2-4 M. The City and URA would be in control of the 4 lane project which could start immediately. The cost would be considerably less than a full interchange and it would meet the goals of the District. This option would enable connectivity if a full interchange is approved in the future. A full interchange would cost approximately \$34 M.

After discussion, Smith made a motion to begin the process of amending the EPF District Plan to extend the life to 2026 and expand the boundary to the west to enable the construction of an overpass &/or interchange. Seconded by Shetler. Motion carried by voice vote.

Chairman Rollins opened for further comments regarding the EPF District Plan revision. Rollins feels that an overpass would have a definite economic impact on both sides of the freeway. The overpass would allow monies to go toward the improvements that need to be done at the Highway 41, and the Spokane Street interchanges could be accelerated.

ED Lien stated that Rob Elder, Chair of the Transportation Committee is representing the businesses in the area and supporting a full interchange.

Smith feels the process of amending the Plan will bring people to comment on the issue of a full interchange vs. an overpass. Smith asked for confirmation of what the \$12,000 committed by the City was to be used for. City Administrator Keck clarified that the KMPO would perform the actual traffic modeling at no cost to the City or the Agency for looking at the 2035 design in the demand model that would necessitate an interchange. The FHWA has looked at the modeling and said because of the change from the updated KMPO model they are not seeing trips that necessitate or dictate that we have an interchange today. They are not saying "IF" there should be an interchange it is a matter of "WHEN". KMPO would reassess the traffic model and add prospective additional trips based on an Idaho Veneer new district. The \$12,000 goes to CH2MHill to take all data entry into a V-Sim traffic model, which does the modeling for FHWA to look at to see whether it meets the threshold of the 2035 no-build interchange or it doesn't. If it does, the next step is to have further modeling done to look at local streets. If the modeling indicates that an interchange is necessary the FHWA would give approval and issue the ROD. If the City and Agency contract with an engineer and tell the State "This is what we are going to do," then we (City and Agency) can control the costs and control the consultant and say exactly what we need. Right now we have no control over the process.

~~Carstensen asked how much more additional money above the \$12,000 would be necessary if any.~~ Keck stated that if modeling comes back with positive results, CH2MHill estimates an additional \$160 to \$180K. City engineers estimated only \$120,000.

Short stated his frustration with the process and CH2MHill but feels that the Agency should continue to move forward on a dual track with the process to get the ROD for a full interchange and also take the appropriate steps for an overpass.

Rollins stated that now we wait for the modeling to be complete and we move forward with the amendment of the EPF District Plan.

Strategic Planning Session 2010. ED Lien stated that the planning session scheduled for December 4<sup>th</sup> needs to be rescheduled possibly to a weekday afternoon prior to Dec. 11<sup>th</sup> to allow any action items to be placed on the December Commission meeting.

#### NEW BUSINESS

Revised Investment Policy. ED Lien reviewed the changes made to the Investment Policy. Smith made a motion to accept the revised Investment Policy as presented, seconded by Carstensen. Motion carried by voice vote.

## COMMITTEE UPDATE

*Finance - Holloway* – Nothing to report.

*District Review* – Rollins – There is a report in the packet outlining what the committee has been working on which includes the Access I-90 project. ED Lien is speaking with Erich Grosse with FourSquare Properties on the Project Specific Owner Participation Agreement (PSOPA).

*City Center* – Carstensen – They have poured some concrete in the Landing. The majority of the work has been done. It is great to see the progress.

*Personnel Property and Communications* – Smith – Nothing to report.

Carstensen asked if there is a report on the number of hits on the marketing video. ED Lien will research this and stated that the Agency has received positive comments from the CD's that were mailed. The City will put a link to the video on their website and the Chamber will use the video to market the City. Smith confirmed that the Video on YouTube had 113 hits to date.

## COMMISSIONER COMMENTS

Smith recommended moving the meeting time from 7:00 a.m. to 3:00 or 4:00 p.m. Chairman Rollins asked ED Lien to see when the meeting time changed from afternoon to morning, make sure the room is available and put on the December Agenda. Short stated this could be discussed at the Strategic Planning.

## CHAIRMAN COMMENTS

Rollins thanked the Commissioners and staff. She expressed her gratitude with work done on the various committees. Rollins also acknowledged legal counsel for his work and timeliness on reviewing items. Commissioners were asked to please take their name tags to functions and promote the URA.

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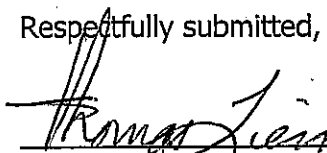
## STAFF REPORT


ED Lien gave an update on the proposed Idaho Veneer District. The design team provided a synopsis of the progress and anticipated direction to date which will be emailed to the Commissioners. They are working on a project development approach and have written several conceptual development scenarios and are in the process of finalizing the site master plan and their development proposal.

## ADJOURNMENT

Rollins asked for a motion to adjourn. Commissioner Smith made a motion to adjourn, seconded by Short. All in favor by voice vote.

Respectfully submitted,

  
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Thomas Lien, Executive Director

  
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Bobbi Rollins, Chairman