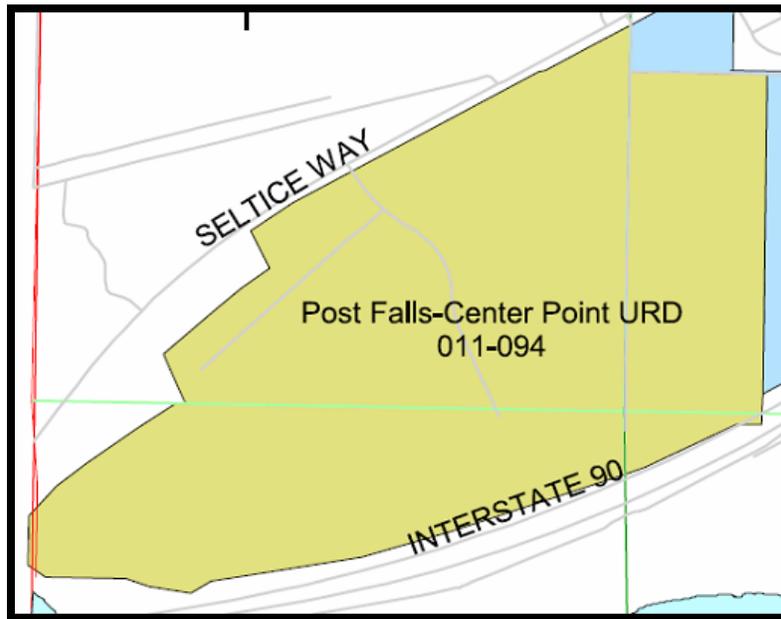


Post Falls Urban Renewal Agency

CENTER POINT

District Review Committee Report



Date

July 2014

Committee Members:

Samantha Babich, Chair
Jerry Baltzell
Collin Coles
Larry Carstensen, Alternate

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**Center Point District
District Review Committee Report
July 2014**

A. District Review Committee Goals

1. Update the Post Falls Urban Renewal Agency Commissioners on the status of the Center Point district;
2. Summarize insights gained with the district review process; and
3. Establish a benchmark for progress and future reviews of the district.

B. District Review Methodology

This review was completed through an evaluation of the district plan, a history of activities completed to date and consideration of future potential activities in the district.

C. District Summary

Creation and Term	2002 for 20 years, ending 2022
Size	335 acres
Base assessed value	\$ 1,395,916
Current (2013) assessed value	\$ 57,138,211

D. Creation of District

The District was formed by City Ordinance #1016. The date of adoption of the Plan and tax revenue allocation area was December 18, 2002. The Plan was amended on July 21, 2005 by City Ordinance #1075 to include an additional 48 acres of land known as Stateline Business Park.

The Center Point District is zoned light industrial. It is home of Sysco Spokane Inc., Cabela's, Walmart and Hayden Beverage.

The District is located just east of the Idaho/Washington state border and north of Interstate 90. The project area was determined to be a competitively disadvantaged border community area, under Idaho Code 59-2901 et seq.

PFURA worked with the Idaho State Legislature to get the STAR Legislation written and passed to develop the Beck Road Interchange which was built in 2013.

E. Plan Purpose and Goals

The District was created with the following purposes and major goals:

- To stimulate industrial expansion;
- To enhance property within the District for industrial and manufacturing development and expansion;
- To improve public infrastructure and public facilities for the benefit of the immediate area;
- To enhance and improve transportation routes for the benefit of area business, tourist and industrial centers;
- To support the creation of industrial and manufacturing job opportunities for the residents of Post Falls.

Greenstone-Kootenai, the original proponent, targeted its 287 acre site for a large corporate land user requiring a large industrial site and brought in Sysco Corporation, a national distributor of bulk foods.

Stateline's 48 acre site is zoned for industrial development and will support both commercial and industrial users with some retail. Hayden Beverage is located in the former 84 Lumber Company building which operated until March 2010.

In 2006 Greenstone-Kootenai sold approximately 240 acres to The Pointe, LLC who brought in Cabela's and Walmart. A five acre "park and ride" facility near Cabela's was created to accommodate public transit and to provide carpool incentives for the many North Idaho residents who work in the Spokane Metropolitan area.

At a workshop with City Council held on March 31, 2007, The Pointe, LLC proposed to develop the balance of the original District as a mixed use retail development anchored by Cabela's and other major retail anchors.

The Pointe, LLC was granted a Special Use Permit (SUP) on April 12, 2011 to construct multi-family residential units on a 37.5 acre site with Community Commercial Services (CCS) zoning. The area is generally located north and northeast of Sysco on Beck Road. The SUP allows high density residential development at 18 units per acre.

In 2013 The Pointe, LLC sold the remaining 165.2408 acres and tax increment payment rights were assigned to The Pointe Partners, LLC .

The City granted extension of the SUP to The Point Partners, LLC for an additional 24 months expiring on May 31, 2016.

F. Proposed Development Actions and Costs:

In May 2005 the Agency entered into an agreement with the City of Post Falls to fund a portion of the construction costs of a public domestic water reservoir within the

boundaries of the Center Point Urban Renewal District. The Agency passed Resolution 2005-02 in September 2005 which authorized the Agency to borrow the funds for the reservoir that would be paid from tax increment revenue. The 10 year loan was paid off early in 2011. The total amount paid including interest was \$591,298

The Plan envisioned Greenstone-Kootenai's infrastructure being installed in six phases totaling \$6.6 million in estimated costs. To date, all improvements associated with Phase I have been completed. Those improvements are as follows:

- A million gallon water storage facility serving the Center Point District and the surrounding western part of the City of Post Falls.
- A major sewer pumping/lift station;
- Site development improvements including sewer & water lines, storm drainage, grading, roadways, curbing and landscaping of the 35 acre Sysco site;

Greenstone-Kootenai Corporation donated the well site to the City of Post Falls and also donated the land for the sewer lift station.

The amount of improvement costs totaled \$1,198,003 and the proponent was paid in full from tax increment dollars in 2010.

The Center Point Plan amendment to include Stateline Business Park, LLC envisioned infrastructure being installed in one phase, totaling \$762,250 and included the following:

- Reconstructing roads, including the south half of Seltice Way and all of Integrity Way;
- A major sewage lift station;
- Site development improvements including sewer and water lines, stormwater facilities, dry utilities, roadways, curbing, landscaping, pathways, signage and street lights.

The proponent was paid in full from tax increment dollars in 2011.

A Master Owner Participation Agreement (MOPA) was entered into on July 17, 2007 with The Pointe, LLC. The total Obligation for infrastructure was \$6,975,760 and included:

- Infrastructure and creation of the following roadways:
 - Baugh Way (Seltice to Pointe Parkway)
 - Pointe Parkway (Cabela Way to Beck Road)
 - Cabela Way (North and South of Pointe Parkway)
 - Big Box Way (Connection Road to Baugh Way)
 - Connection Road (Big Box Way to Pointe Parkway)
- Seltice Way Frontage Improvements
- Traffic Signalization at the following intersections:

Seltice & Baugh Way
 Baugh Way and Pointe Parkway
 Pointe Parkway and Beck Road
 Beck Road and I-90 (North Side)
 Beck Road and I-90 (South Side)

The Agency reimbursed \$1,607,748 to The Pointe, LLC in 2012 and 2013. On May 16, 2013 tax increment payment rights were assigned to The Pointe Partners, LLC. The remaining obligation at that time was \$5,368,012. The Agency has reimbursed The Pointe Partners, LLC \$874,147 leaving a balance of \$4,493,865 as of June 30, 2014.

G. Job Creation

To date the following jobs have been created in the Center Point District:

Business	Address	# of Employees
Sysco Spokane	300 N. Baugh Way	198
Cabela's	101 N. Cabela Way	159
Walmart	6405 W. Pointe Parkway	202
Hayden Beverage Company	6335 W. Integrity Way	30

H. Financial Impact

- The initial base value for this district was \$1,395,916, with the current value at \$57,138,211. The current assessed value is 40 times the original base value.
- Actual annual tax revenue received through FY 2013 and the projection for this district is as follows:

2004	833		2014	862,347
2005	42,623		2015	866,659
2006	195,009		2016	870,992
2007	302,277		2017	875,347
2008	422,036		2018	879,724
2009	626,785		2019	884,122
2010	716,584		2020	888,543
2011	669,997		2021	892,986
2012	832,624		2022	897,450
2013	927,441		2023	901,938

- From creation of the plan to June 30, 2014, tax increments received total \$5,358,638.

I. Proposed Actions

The Agency has suggested to both the previous developer (The Pointe LLC) and the City that improved signage be provided for the Park n' Ride area along with marketing the facility. There has not been any evidence of action to date.

Marty Biljanic with Wadsworth Development Company attended the Commission Workshop on June 11, 2014 and made the following statements:

- The Pointe will be a regional, mixed-use development that will include retail, multi-family residential, office and industrial uses.
- Wadsworth Development has reached out to several local and regional brokerages, as well as tenants to share with them their vision for the project.
- They have extended a multi-family overlay which will allow 30+ acres to be apartments/high-density housing to create more rooftops in the area.
- Marketing efforts are being divided into retail, multi-family, office and industrial property. Kiemle & Hagood is listing the multi-family and they are confident they will be able to sell the 30+ acres of multi-family land to a developer who will construct 18 units/acre over the next 2-3 years. Coldwell Banker is listing the retail and they see the project as a long-term phased project but expect a lot of good things to happen over the next 12-18 months.
- Current physical improvements to the project include landscape and irrigation on Pointe Parkway between Beck Road and Baugh Way. Landscape improvements will also be done on Beck Road, which is scheduled to be completed in September, 2014.
- The public has an experienced, motivated and active developer working on the project. They plan to expedite the development process as much as possible. The site already has amazing retailers like Cabela's and Walmart. With the freeway ramp now complete, this site will slowly transform into a statement project for their firm, the City and the residents of Post Falls.