EXPO
Urban Renewal District

District Documents

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MAY 10 2011

EXPO URBAN RENEWAL DISTRICT

District Created	2001
Term - # of years	20
Termination Date	2021
Proponent	Watson & Associates
Base Assessed Value	$4,716,720
Size in Acres	236

Expo District

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SECTION 1
INTRODUCTION

EXPO URBAN RENEWAL PLAN

1. INTRODUCTION:

A. In 1994, the Local Economic Development Act was amended to provide a new definition of properties and projects which could be considered under the authority of the Local Economic Development Act. The Local Economic Development Act also relies on the Urban Renewal Law, and it is the interplay between the two Acts that empowers cities to use tax increment financing as a means of authorizing debt to build projects. Chapter 29, Section 50 of the Idaho Code provides for the Local Economic Development Act which brings the benefits of the Urban Renewal Law to cities that contain areas that are not necessarily blighted, but experience a true disadvantage in attracting business and commerce. The new definition provides that in border communities where areas of forty (40) acres or more can be determined to be "competitively economically disadvantaged," an Urban Renewal Agency may designate the area as a revenue allocation area. This provides financing through the use of tax increment financing for public improvements which would enhance the area and thereby bring more commerce and business growth into the area and the community. The City of Post Falls has determined that a certain area referenced to as Expo Park is a Competitively Economically Disadvantaged Area. The proposed projects and improvements envisioned for Expo Park are listed in Section 5.

B. The City of Post Falls, a community with a population of approximately 17,400, is located in the panhandle of North Idaho within Kootenai County. It's western boundary is adjacent to the Idaho/Washington border. Post Falls is situated in a valley along the Spokane River, and is adjacent to Interstate 90, with Spokane, Washington approximately 20 miles to the west, and Coeur d' Alene, Idaho approximately 3 miles to the east.

Since its founding, the Post Falls economy has revolved around the timber industry, as has much of the northern Idaho economy. Approximately 10.5% of all Statewide Natural Resource Employment opportunities exist within Kootenai County, which is not a growth industry for Idaho, the Northwest, or the Nation. During the last decade the timber industry has been in

varying stages of decline. The City of Post Falls along with North Idaho is trying to shift to a manufacturing and industrial base, putting it in competition with Washington State and other Western States. Regionally, the lack of current industry and manufacturing is cited as a major factor in the inability to draw more industrial and manufacturing jobs, and has resulted in Spokane, which includes the Post Falls and Coeur d' Alene area, being ranked as the second to last place to do business in America, referenced in the June 1999 issue of Forbes Magazine. In the immediate area the City of Spokane, given its tax base and public infrastructure, has many advantages over Post Falls. To compensate for this disadvantage Post Falls has determined it necessary to declare certain areas of Post Falls as a Competivetly Disadvantaged Border Community Area.

The Expo Park is a part of a declared Competivetly Disadvantaged Border Community Area. The North Idaho area must provide every available option to attract business and compete with other Northwest cities. Recently, the City of Seattle was ranked number 1 as the best place to do business in the June issue of Forbes magazine referenced earlier. The Expo Park has the potential to aid the City in this regional competition. Also, an improved Expo Park can help in the shift from timber related employment to manufacturing, and other employment bases. Improvements to Expo Park will provide the stimulation needed to attract the type of employment base needed by the City in this transition period. This in turn, will benefit the City and its residents, provide for increased economic opportunities for residents of Post Falls, and increase revenues to the citizens in Kootenai County. The City has taken the following action utilizing Urban Renewal to provide public improvements to certain areas in the City, including Expo Parkway. It is worth noting that in 1994 the Watson's annexation request to the City of Post Falls resulted in the City's acquisition of approximately 600 acres of the most prime industrial property remaining on the I-90 corridor. In addition, the Watson's contributions in annexation fees, property contributions to the City, and infrastructure improvement obligations totaled nearly one million dollars. It is worthwhile to recognize that the development of the annexed property will result in numerous jobs, and compliment the traditional bedroom/retail city tax base with desirable industrial properties.

The City of Post Falls in 1991, per Chapter 20 Urban Renewal Law, Idaho Code ,established an Urban Renewal Agency (URA). The URA has established three (3) urban renewal areas in the City of Post Falls, which include, West Seltice, Downtown and the Riverbend Commerce Park. In 1993, the City of Post Falls Urban Renewal Agency authorized $1,200,000 in bonds to pay for the costs of public improvements to service the Urban Renewal Area known as the West Seltice Urban Renewal Area. The City of Post Falls is beginning to see the benefits of this Urban Renewal Project in the West Seltice Area. Harpers, a major employer in the City, located in this area as a result of the Urban Renewal designation. It has employed between 300 to 600 individuals. Harpers relocated to the City of Post Falls due to improvements made possible by utilizing Urban Renewal. The total Harpers project is worth 29 million dollars. The Harpers project has been a stimulus for further improvements in the area. Several projects have moved into the West Seltice area after the Harpers project, including many small businesses. Improvements have also been added to the West Seltice area such as curbs and the refinishing of parts of Seltice Way. Other improvements have been added along Seltice Way such as landscaping, curbs and gutters, bike trails, sewer and water improvements. The Urban Renewal

Agency has also used tax increment financing to assist in providing public improvements to the Downtown Urban Renewal Area. Improvements in the Downtown Urban Renewal Area included assisting the City with the 3rd Street improvements. Improvements are beginning to be implemented at the Riverbend Commerce Park, part of the Riverbend Urban Renewal Area, containing the University of Idaho research park. This plan known as the "Expo" Urban Renewal Plan", is a part of the Competivetly Disadvantaged Border Community Area.

C. The Expo Park project area is included within the area which has been designated as the Competivetly Disadvantaged Border Community Area by the City of Post Falls, Ordinance No. 815, which was adopted by the City Council on September 5, 1995 (see Appendix D). The City is also in the process of designating this area as a Tax Allocation District. Post Falls is growing in population at a fairly significantly rate as shown below. The business rate of growth has not kept up with the population growth as discussed in the "disadvantaged border community study" Appendix H, and the "tax allocation feasibility study", Appendix B. Each year since 1984, JP Stravens has conducted a census of Kootenai County and the incorporated cities in the county, based on county assessor's data and on sampling of dwelling counts. To increase the accuracy of the data presented, adjustments are made for changing vacancy rates, geographic conditions and seasonal living adjustments. This method of establishing population estimates and growth rates is the professionally recognized and accepted method of determining accurate demographics between the ten (10) year U.S. Federal Census. In 2001, the Bureau of Census counts contained errors of (30% to 40%) in certain tracts of Kootenai County. The following table shows population estimates for the City of Post Falls based upon the JP Stravens reports. Job creation from 1995 to 2000 has averaged 3.5% per year which does not keep up with the residential growth, averaging 7% per year, shown in the following graph.

TABLE 1

Population Estimates and Projections

Year	Population	Yearly Increase	Projected 12% Increase	Projected 10% Increase	Projected 8% Increase	Projected 6% Increase
1992	8,015					
1993	9,532	18.9%				
1994	10,854	13.9%				
1995	11,534	6.3%				
1996	13,460	16.65%				
1997	14,527	7.93%				
1998	15,332	7.30%				
1999	16,684	8.80%				
2000	17,852	7.0%	19,818	18,776	17,135	16,360
2001	19,102	7.0%	22,097	20,653	18,506	17,342
2002	21,869		24,860	22,718	19,987	18,383

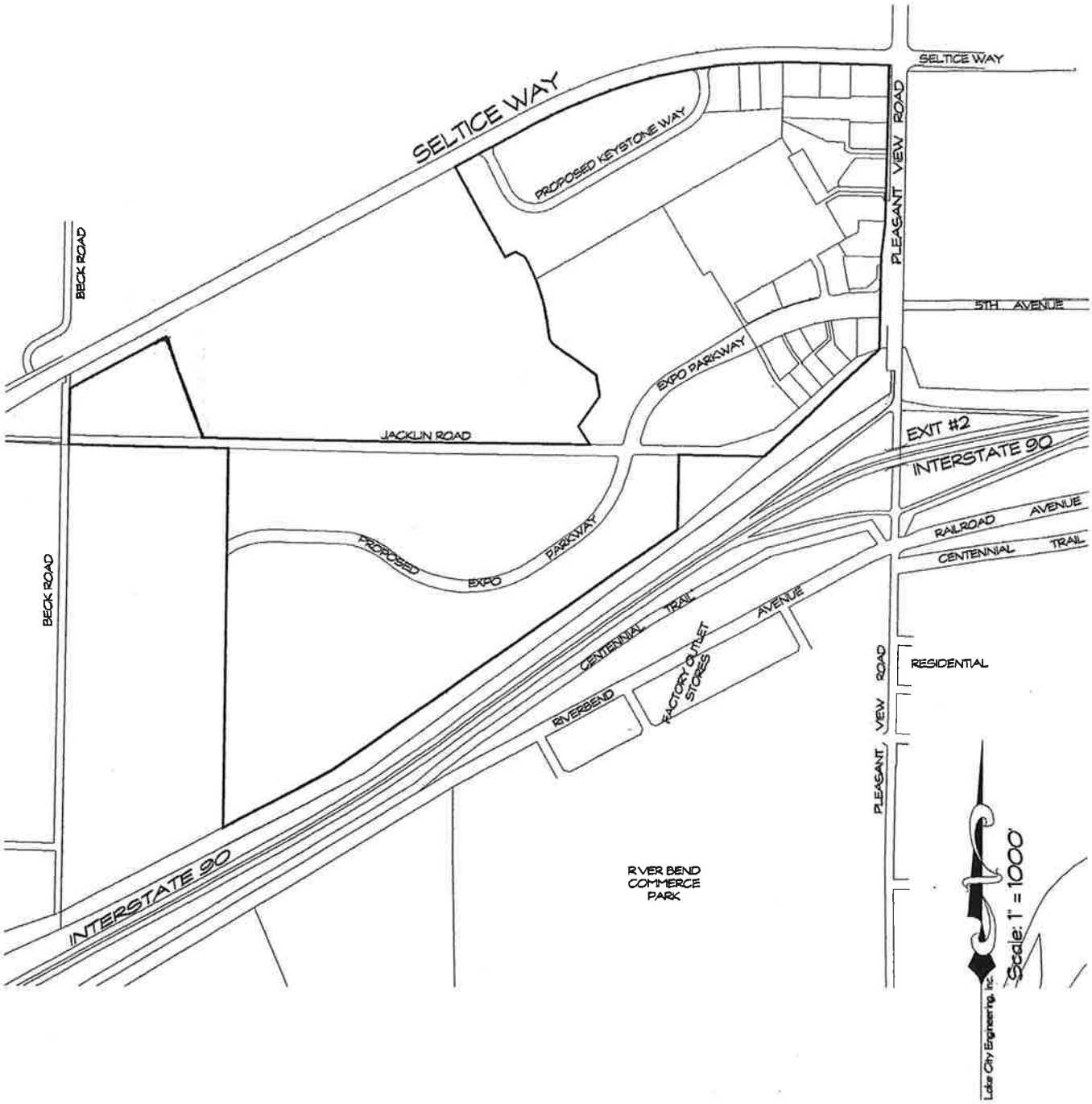
Source: JP Stravens

Taxing levels in Washington State vs. Idaho also play a large part in the disadvantage between the states. The taxing methods and levels conducted in Idaho put business parks and sites located next to Washington State at a disadvantage. Some of the tax disadvantages, which are in effect and cause this disadvantage, include the corporate income tax method of taxation in effect in Idaho; therefore causing overall business taxes to be greater than in bordering states, and personal income taxes on both individuals and business affect location decision. Also, Business & Occupation taxes provide a strong encouragement to locate in Washington rather than Idaho. Taxation of individual homeowners located in Idaho is greater than those located in Washington. Further discussion on the economics of Idaho and Washington, including the tax situation, can be found in Appendix H.

D. The Expo Commerce Park is located on the west side of the City and is slightly more than 1 mile from the Washington State border. The property was annexed into the city in 1993, and platting of the project area started immediately. The project area currently consists of 200 acres of undeveloped land and lots. After some platting of Expo Park in the early 1990's, some development has taken place on the site. Although, since 1996 no substantial industrial development has taken place. Over three-fourths of the Expo Park is vacant. Among the problems that the Expo Park faces in recruiting business relate to an existing disadvantage concerning the tax structure in Idaho vs. Washington. Lack of infrastructure that currently is not in place at the Expo Business Park, but is in place in most business parks, including the expanding Liberty Lake Commerce Park, and other locations in the Spokane Area. Lack of mass transit to the Expo Commerce Park, and the distance to a dense population enjoyed by most business parks in the Spokane area, along with the Portland/Vancouver area, which is another region that North Idaho competes with for the same type user, also contributes to this disadvantage. The use of Tax Increment Financing is intended to cover the costs of constructing public improvements as shown in Chapter 5, and the Tax Allocation Feasibility Study, Appendix B.

Expo has had inquiries into its business park, but with little in the way of infrastructure in place interest was soon lost. The rate of growth for industrial activity will be directly related to the infrastructure restraints in Post Falls. With the Expo Urban Renewal Project, job growth in Post Falls will be able to increase, unlike the past. The improvements that are proposed for the Expo Project include, (refer to figure 1 for street identification), improvements to Expo Parkway, Jacklin Road, Keystone Way, Seltice Way, and associated infrastructure.

The intersection of Pleasant View and Interstate 90 handles about (145 cars per hour) heading west to Spokane, or (210 cars per hour) heading east onto Interstate 90 towards Coeur d' Alene. Transportation users face delays in the weekday PM peak hours. Improvements containing the following actions are needed for Expo Park to remain viable, and to reduce the already overburdened Pleasant View-Interstate 90 inter-change. These improvements include re-surfacing, traffic control, and street lighting along Seltice Way from Pleasant View to Beck Road. These improvements would encourage use of Seltice Way, reducing traffic flow on Interstate 90, and Pleasant View Road north from Interstate 90.



LEGEND

EXPO PROJECT BOUNDARY

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EXPO STREET IDENTIFICATION

FIGURE 1

WATI/TIFIEXPO.DWG

SECTION 2
EXPO PURPOSE & GOALS

2. PURPOSE AND GOALS.

This plan has been determined to be necessary by the City Council, Ordinance No. 815 adopted September 5th, 1995, under the Disadvantaged Border Community Area legislation. This plan is intended to discuss the Expo Park and its status as a Disadvantaged Border Community, including the background of the Expo Park, and its viability utilizing the Urban Renewal Law. It has been determined that without assistance utilizing the Disadvantaged Border Community Area legislation, commerce activity in the Expo Park, that would benefit the entire City and its residents, through the availability of jobs and increase revenues for the City, would occur at a much slower pace in Expo Park. This Expo Urban Renewal Plan will show through discussion, and through the several attachments, the disadvantage that the Expo Park is at in relation to competing against Washington State as a viable commerce park. Although close in proxmity, Expo is not directly competitive with Riverbend. Riverbend and Expo are focused on different segments of the Industrial Market. Riverbend Commerce Park is a "higher end" project appealing to established larger companies and or companies that are related to research and the University of Idaho Research Park. Expo is directing their marketing to the smaller user who is cost sensitive and typically not a larger corporation.

Both projects are important to Post Falls. They are capable of drawing a much wider range of industrial users since they are appealing to different "priced" users. The projects should also be helpful to each other. There will be small users locating in Expo who may be sub-contractors to larger users in Riverbend. The Urban Renewal Agency and the City have made the following determinations, and set the following goals as support for the Competivetly Disadvantaged Border Community Area designation under the Urban Renewal Law.

The Project Area has been determined to be a Competivetly Disadvantaged Border Community Area, and as such the City adopts the following purposes and major goals for the Expo Urban Renewal Plan:

A. To stimulate the development of industrial expansion in this section of the City of Post Falls;

B. To enhance this potential site for industrial and manufacturing development and expansion;

C. To improve public infrastructure and public facilities at this site for benefit of the

immediate area;

D. To enhance and improve transportation routes for the benefit of area business, tourist and industrial center;

E. To provide industrial and manufacturing for the residents of Post Falls and visitors.

SECTION 3
EXPO CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

3. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS.

Comprehensive And Urban Renewal Plans

A. The proposed development area conforms to the Comprehensive Plan of the City of Post Falls which identifies this area as industrial and commercial. The Comprehensive Plan of the City of Post Falls was adopted by the City Council on May 16, 1995, and includes current revisions to the Comprehensive Plan and the City's Zoning Ordinance.

The primary objectives for the Urban Renewal Agency are to attract above average manufacturing jobs utilizing the Local Economic Development Act of Urban Renewal. There are two (2) differing categories of land use issues involved in any plan. The first category deals with the designated or planned land uses of the Comprehensive Plan and the second category address existing non-conforming land uses, which are uses which do not conform to the Comprehensive Plan. All uses proposed in this plan must conform to the Comprehensive Plan of the City of Post Falls per Chapter 20, 50-2008, paragraph B, Idaho Code.

Designated Land Uses Of The Comprehensive Plan

As can be seen by comparing the applicable portion of the Generalized Future Land Use Map of the Post Falls Comprehensive Plan, following as (Figure 2), to the Expo Urban Renewal Plan map (Figure 3), both are consistent. If the necessary resources are available, the Urban Renewal Agency will assist most projects which desire support, but each project must be industrial in nature and be consistent with this Urban Renewal Plan, and the Comprehensive Plan of the City. The following is a list of the existing and proposed land uses in the Expo Urban Renewal Plan as they are described in the Comprehensive Plan.

EXPO URBAN RENEWAL PLAN MAP

FIGURE 2

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WATI/TIFIEXPO.DWG

EXPO GENERALIZED FUTURE LAND USE

FIGURE 3

Regional / Community Commercial / Office:

The proposed land use designation in the Expo Urban Renewal Project Area that is currently used as regional/Community Commercial/Office, is approximately 1% of the Expo Urban Renewal Project Area. The function of this land use designation found in the Comprehensive Plan is to provide regional, local and tourist needs in readily accessible locations. Existing compatible land uses within the Expo Urban Renewal Project Area consists of a mixture of office, retail and service commercial available for use. There are no non-conforming residential and/or industrial land uses within this Expo Urban Renewal Project Area. For the sake of brevity and clarification, this portion of the project area will be referred to as the "Commercial District" in this document.

Industrial:

This proposed land use designation in the Expo Urban Renewal Project Area that is currently used as industrial, is approximately 2% of the project area. Industrial designations in the Comprehensive Plan provide for manufacturing employment centers. Industrial areas should be separated from residential uses by other types of land uses such as commercial or open space. Currently there are no non-conforming uses within this portion of the Project Area. There is sufficient available adjacent undeveloped land for expansion of any of the existing industrial facilities within the Expo Urban Renewal Project Area.

Public / Quasi-Public:

This proposed island use designation is expected to occupy approximately 2% of the project area. This is intended for lands which are publicly or privately owned and are open to the public or used to benefit the general public.

Other Land Uses

In addition to the above comprehensive plan land uses there are other more specific land uses, found in the zoning code, which are of importance to the Expo Urban Renewal Plan. These land uses are compatible with those which are described above and are an integral part of the proposed developments for the Expo Urban Renewal Project Area. They are as follows:

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Public Rights-Of-Way:

With some exceptions, most of the public rights-of-way in the Expo Urban Renewal Project Area are deficient in terms of complete development. Street infrastructure including sewer, water, curbs and gutters, drainage, and streetlighting is inadequate and is a major drawback to attracting beneficial development such as manufacturing. The Urban Renewal Agency finds these infrastructure needs critical to the attraction of new business and the development of the area. The Agency intends to use its resources, plus any additional assistance which may be derived from any other public or private source for the improvement of critical public right of way/public rights-of-way component.

Institutional And Non-Profit Uses:

> The location and development of industrial facilities are extremely important components to attract industrial activity to the Expo Urban Renewal Project Area. When sufficient funds are available and where allowed by Urban Renewal Law, the Urban Renewal Agency will assist the location of public facilities, or public facilities and/or amenities which can provide a direct benefit to the area. Such facilities include (but are not limited to) manufacturing facilities, parks, and other related amenities.

B. The Competitive Disadvantaged Border Community Area designation under the Urban Renewal law, supports the overall land use of Post Falls for the Expo Commerce Park, as adopted by the City Council on Sep 5, 1995 and the zoning of Post Falls. Both land use and zoning maintain a light industrial use for the Expo Park area as provided for in the plan. The Expo plan, through discussion and goals, furthers the intent of this area to become a light industrial business park through its approval and implementation.

C. The laws of the State of Idaho Chapter 20, 50-2008, paragraph D, Idaho Code, require an Urban Renewal Plan to be prepared on an area certified as a Urban Renewal Area, Competivetly Disadvantaged Border Community Area. Section 50, Chapter 29 of the Idaho Code provides that a City can declare portions of land within its boundaries as a Competitively Disadvantaged Border Community Area. The City of Post Falls has made that determination for Expo Park, this includes findings that the City does indeed meet the State mandated criteria for said designation (see Appendix C). The formal action was taken on September 5th, 1995 by Ordinance No. 815 (Appendix D). This, the Expo Urban Renewal Plan, is submitted as a proposal for an Urban Renewal Plan as required by state law.

SECTION 4
DESCRIPTION OF THE PROJECT AREA

4. Description of the Project Area

The legal description of the project area is as presented in Appendix A. The boundaries are also depicted in the "Expo Urban Renewal District" and "Expo Tax Allocation District" maps which follow as Figures 4 and 5 respectively. The area is generally located west of Pleasant View Road, north of Interstate 90, east of the future Beck road, and south of Seltice Way. The project area is generally flat. Currently, the Expo Park tenants include the following, Burger King and Texaco. The lack of more tenants is evidence that the developer alone cannot turn Expo Park into a viable business park without the assistance of Urban Renewal.

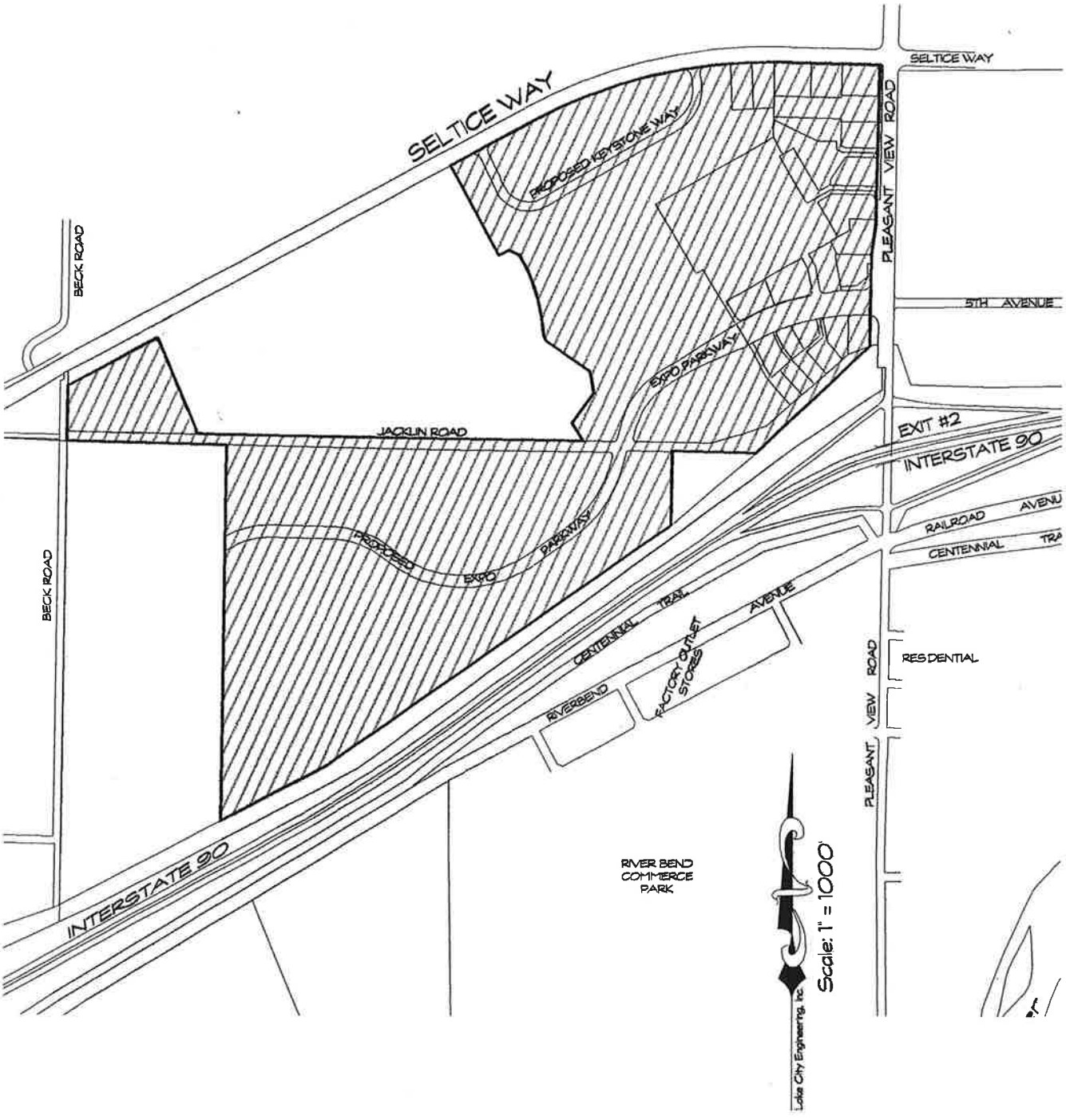
From 1983 to 1991 Post Falls was expanding the amount of industrial land available for development at a modest rate. In 1992, new industrial land became available at an increasing rate. Since 1992, with the location of Harper's, little industrial investment in Post Falls has taken place. Development of the Expo Park has been relatively stagnate, with only 2 new building permits issued since 1996. The project area is not in direct competition with Riverbend. Expo is marketing those users who would fit as a smaller, entry-level user, possible sub-contractor to the larger, more technological advanced companies that would tend to locate at Riverbend. Both projects are important to Post Falls. They are capable of drawing a much wider range of industrial office users since they are appealing to different priced users.

The project area has been determined by the Post Falls City Council to be located within a "Disadvantaged Border Community Area" as defined by Sections 50-2902 and 50-2903(6) Idaho Code, and as such requires tax increment financing to assist in attracting development that most likely would not occur otherwise. Difficulty in attracting business to the Expo Park is due primarily to the following reasons, the proposed area lies within twenty-five (25) miles of Spokane County, and the City of Spokane, which due to their size offer more options for business. The State of Idaho imposes an income tax upon corporations and individuals, while the State of Washington does not have a corporate or individual income tax. The Expo Park is also lacking public facilities such as roads and lighting; therefore the Expo Park is at a disadvantage with regards to inferior essential public infrastructure.

Due to the disproportionate rate of property taxes between the State of Idaho and the State of Washington, the Expo Park is at a disadvantage in attracting new business into the Project Area. Depending upon the type of industrial activity, the proximity of dense population plays a

pronounced part in competition between locating in Idaho, or other Northwest locations. The business parks located throughout the Spokane and Portland area are serviced by a mass transit system which provides economic and reliable transportation. This Idaho project area has no public transportation system and therefore offers no public transportation to the project area.

The City, in response to the realization of the deficiencies discussed above, approved by Ordinance the declaration of this area as a "Competitively Disadvantaged Border Community Area" (Appendix D, Ord No. 815.). Utilizing the Disadvantaged Border Community Area designation the Urban Renewal Agency has developed the following redevelopment actions for the Expo Park. The Agency is seeking to moderate the disadvantages that exist within the project area by purchasing land for public purposes, installing and constructing sewer lines, water lines, streets, lighting and other public improvements in the project area, issue bonds and/or employ other finance methods, to support any or all of the identified projects in this plan, including to the extent allowed by law, the use of grants to facilitate redevelopment. Also, improvements to Seltice Way are needed, as traffic flows created by additional developments in the Expo Park will overwhelm an already overloaded freeway interchange. These recommended improvements are located in section 5. Refer to the introduction, section D for further discussion on the traffic situation at the freeway interchange.



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EXPO URBAN RENEWAL BOUNDARY

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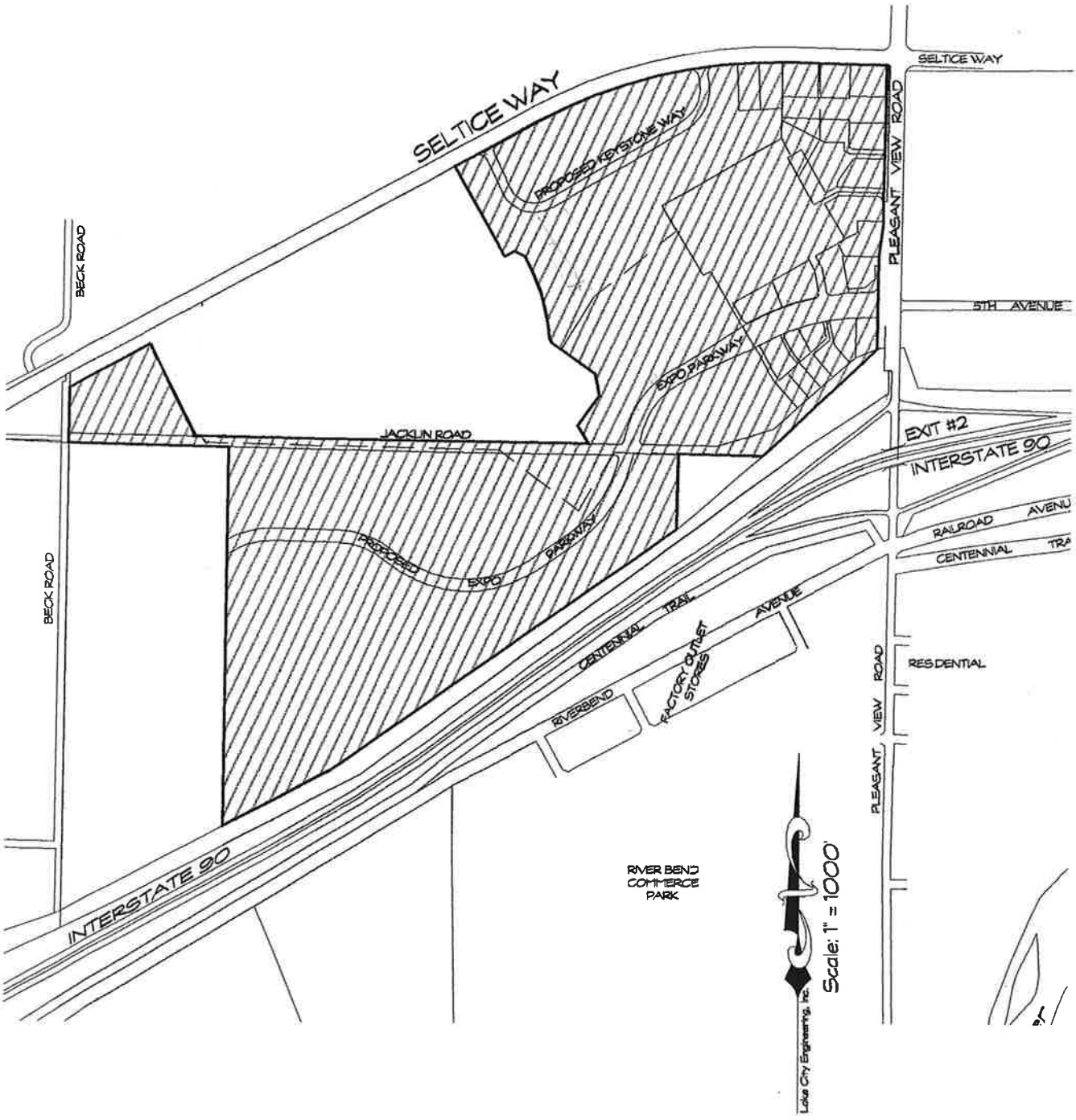
EXPO URBAN RENEWAL DISTRICT

FIGURE 4

WATI/TIFIEXPO.DWG



EXPO TAX ALLOCATION AREA

FIGURE 5

LEGEND

EXPO TAX ALLOCATION DISTRICT

SECTION 5
DESCRIPTION OF PROPOSED IMPROVEMENTS

5. DESCRIPTION OF PROPOSED IMPROVEMENTS

The following is a description of proposed improvements that have been identified as needed in the Expo Park. The estimated costs are realistic estimates for improvements that are needed in the Expo Park to attract business that otherwise would not locate in the Commerce Park. Each street improvement has been listed with a description of what the improvement is, the quantity (described in units), and an overall estimated cost range for that particular item. These improvements were identified by Watson & Associates as the construction upgrades necessary to provide infrastructure to the site which will enable the site to become a viable industrial park. All construction in the Project Area shall comply with all applicable state and local laws, and codes. Any improvements proposed for the existing water system shall only be funded with Urban Renewal funds if the existing system becomes a public system. In addition to applicable codes, ordinances, or other requirements, governing development in the Expo Urban Renewal Project Area, additional specific performance and development standards may be adopted by the Urban Renewal Agency to control and direct redevelopment activities, found by the Urban Renewal Agency to be in the best interest of the Urban Renewal Project Area. Construction may be completed by the Urban Renewal Agency, or in concert with other governmental entities including the City, Highway District, or State.

The Expo project is unique in its implementation. The project plan is designed in such a way that requires the developer to first construct the building(s) for that particular phase, before the public infrastructure, or other public improvements, are financed by the Urban Renewal Agency. This concept also allows the developer the ability to install improvements without bonding, and be reimbursed from excess tax increment in the future. In the interest of expediting the installation of infrastructure and improvements which are necessary to attract users and tenants upon which financing is dependent, Watson shall be entitled to made those improvements which are designated and set forth as proposed improvements in the Plan, at Watson's expense. Watson shall be entitled to be reimbursed for the actual cost of said improvements throughout the duration of the plan from those revenues in excess of the actual amount necessary to make payments on any bonded indebtedness approved by the Agency, and the reasonable administrative expenses of the Agency not otherwise included in the bonded indebtedness, provided however, that said administrative expenses shall not exceed 15% of the excess revenues. It is further agreed that the Agency shall receive the first $10,000 of excess revenues,

which $10,000 shall be included in computation of the 15% to be paid for administrative expenses. Reimbursable expenditures shall include only those expenditures made subsequent to January 1, 2001. This differs from the concept used in past Urban Renewal Plan Areas, such as the Riverbend Commerce Park. The Riverbend Commerce Park Plan provided for a series of improvements to be installed and funded by Urban Renewal, then a marketing of the area to be conducted by the Riverbend Commerce Park. The first phase has been slow to develop. The Agency has decided that a partnership between future developers and the Agency may provided for more flexibility in the development of an Urban Renewal Area, and has implemented this concept in the formation of the Expo Urban Renewal Area.

The project is slated for 4.7 million in bonds financed through tax increment financing through phases. The phases are listed below with the type of improvement, and an estimated cost range.

EXPO PROPOSED TAX INCREMENT PROJECTS

PROJECT I:		Estimated Costs
Keystone Way		
2150 Linear Feet		
See attached Cost Estimate - Page 1A	$ 410,746	$ 483,230
Seltice Way		
2720 Linear Feet		
Pleasant View Rd. Westerly to Keystone Way		
Westerly right-of-way		
See attached Cost Estimate - Page 2A	$ 253,181	$ 297,860
Bond Cost 5% to 7%	$ 33,197	$ 39,055
Miscellaneous Costs 5% to 10%	$ 33,197	$ 39,055
Administrative	$ 21,250	$ 25,000
ESTIMATED COSTS FOR PROJECT I	$ 751,570	$ 884,200

PROJECT II:		Estimated Costs
Seltice Way		
760 Linear Feet		
From westerly right-of-way of Keystone Way to		
East Woodbridge Boundary & From Westerly		
Woodbridge Boundary to Existing Beck Road		
See attached Cost Estimate - Page 3A	$ 83,708	$ 98,480
Expo Parkway: From Jacklin Road to 1,000 Feet		
Southwesterly of Jacklin Road		
See attached Cost Estimate - Page 4A	$ 203,456	$ 239,360
Jacklin Road from 350 ft. east of Expo Parkway		
to 500 ft. west of Expo Parkway		
See attached Cost Estimate - Page 5A and Page 5AA	$ 203,830	$ 239,800

Water line Pleasant View to 102 acres				
See attached Cost Estimate - Page 6A	**$**	**88,030**	**$**	**103,565**
Park n Ride				
3 Acre Site near Jacklin Road and Expo Parkway				
See attached Cost Estimate - Page 7A	**$**	**221,595**	**$**	**260,700**
Bond Costs 5% to 7%	**$**	**40,031**	**$**	**47,095**
Miscellaneous Costs 5% to 10%	**$**	**40,031**	**$**	**47,095**
Administrative	**$**	**21,250**	**$**	**25,000**
ESTIMATED COSTS FOR PROJECT II	**$**	**901,931**	**$**	**1,061,095**

PROJECT III		**Estimated Costs**		
Expo Parkway: From 1,000 Feet				
Southwesterly of Jacklin Road to 2,000 Feet				
Southwesterly of Jacklin Road				
See Attached Cost Estimate - Page 8A	**$**	**752,769**	**$**	**885,610**
Bond Costs 5% to 7%	**$**	**37,639**	**$**	**44,281**
Miscellaneous Costs 5% to 10%	**$**	**37,639**	**$**	**44,281**
Administrative	**$**	**21,250**	**$**	**25,000**
ESTIMATED COSTS FOR PROJECT III	**$**	**849,296**	**$**	**999,172**

PROJECT IV		**Estimated Costs**		
Jacklin Rd: From 700 Feet West of				
Expo Parkway to existing Beck Road				
See attached Cost Estimate - Page 9A and Page 9AA	**$**	**643,374**	**$**	**756,910**
Expo Parkway: From 2,000 Feet				
Southwesterly of Jacklin Road to Watson				
Westerly Property Line				
See attached Cost Estimate - Page 10A	**$**	**217,201**	**$**	**255,530**
Regional sewer lift station to serve West Post Falls				
See attached Cost Estimate - Page 11A	**$**	**136,000**	**$**	**160,000**

Beck Road Between Seltice Way and Jacklin Road				
See attached Cost Estimate - Page 12A	**$**	**113,790**	**$**	**133,870**
Pleasant View Underpass				
Pleasant View Improvement From Expo to Freeway On Ramp and Freeway On Ramp				
See attached Cost Estimate - Page 13A	**$**	**229,051**	**$**	**269,472**
Bond Costs 5% to 7%	**$**	**66,971**	**$**	**78,789**
Miscellaneous Costs 5% to 10%	**$**	**66,971**	**$**	**78,789**
Administrative	**$**	**21,250**	**$**	**25,000**
ESTIMATED COSTS FOR PROJECT IV	**$**	**1,494,606**	**$**	**1,758,360**
RANGE OF ESTIMATED TOTAL EXPENDITURES	**$**	**3,997,403**	**$**	**4,702,827**

Cost Estimate

for

Tax Increment Financing EXPO Project

Keystone Way

Description	Quantity		Unit Price		Cost
1. 3" AC/8" AB	77,400 sf	$	1.50/sf	$	85,900
2. 6" curb and gutter	4,300 lf	$	8.03/l.f.	$	34,500
3. 5' Sidewalk	4,300 lf	$	11.12/l.f	$	47,800
4. Sawcut & remove EX/AC	900 sf	$	0.25/sf	$	1,800
5. 2" Overlay to centerline	1,100 sy	$	6.50/sy	$	7,200
6. GIA	25,800 sf	$	1.00/sf	$	25,800
7. Drywells	4 ea	$	1750 ea	$	7,000
8. Street Lights	12 ea	$	700 ea	$	8,400
9. 10" C900 water main	2150 lf	$	22.50/lf	$	48,400
10. 10" gate valve	4 ea	$	1,500 ea	$	6,000
11. 6" water laterals	30	$	1,500 ea	$	45,000
12. Fire hydrant	8 ea	$	1700 ea	$	13,600
13. Electrical extension	2150 lf	$	0	$	0
14. CATV	2150 lf	$	1.25/lf	$	2,700
15. Telephone extension	2150 lf	$	1.25/lf	$	2,700
16. Natural gas extension	2150 lf	$	6.50/lf	$	14,000
17. 8" Sewer	2000 lf	$	25.00/lf	$	50,000
18. Sewer manhole	9 ea	$	1500 ea	$	13,500
19. Engineering, inspection, staking		$	ls	$	25,000
			Total Street Improvements	$	**439,300**
			10% Contingency	$	**43,930**
			Grand Total	$	**483,230**

Cost Estimate
for
Tax Increment Financing EXPO Project
Seltice Way: Pleasant View Road Westerly to Keystone Way Westerly
Right-of-Way

Description	Quantity	Unit Price	Cost
1. 3" AC/8" AB	21,760 l.f.	$ 1.50/sf	$ 32,640
2. 6" curb and gutter	2720 l.f.	$ 8.03/l.f.	$ 21,900
3. 5' Sidewalk	2720 l.f.	$ 11.12/l.f	$ 30,200
4. Sawcut & remove EX/AC	21,760 sf	$ 0.25/sf	$ 5,440
5. GIA	32,600 sf	$ 1.00/sf	$ 32,600
6. Drywells	3 ea	$ 1750 ea	$ 5,300
7. Street Lights	13 ea	$ 700 ea	$ 9,100
8. 12" C900 water main	2720 l.f.	$ 27.00/l.f.	$ 70,202
9. 12" gate valve	4 ea	$ 1700 ea	$ 6,800
10. 6" water laterals	6	$ 1500 ea	$ 6,800
11. Fire hydrant	9	$ 1700 ea	$ 15,300
12. CATV	2720 l.f.	$ 1.25/l.f.	$ 3,400
13. Telephone extension	2720 l.f.	$ 1.25/l.f.	$ 3,400
14. Natural gas extension	2720 l.f.	$ 6.50/l.f.	$ 17,700
15. Engineering, inspection, staking		$ ls	$ 10,000
		Total Street Improvements	**$ 270,782**
		10% Contingency	**$ 27,078**
		Grand Total	**$ 297,860**

Cost Estimate
for
Tax Increment Financing EXPO Project
Seltice Way: From Westerly Right-of-Way of Keystone Way to East Woodbridge Boundary & From Westerly Woodbridge Boundary to Existing Beck Road

Description	Quantity	Unit Price	Cost
1. 3' AC/8' AB	6080 sf	$ 1.50//sf	$ 9,120
2. 6" curb and gutter	760 lf	$ 8.03/lf	$ 6,100
3. 5' Sidewalk	760 lf	$ 11.12/lf	$ 8,450
4. Sawcut & remove EX/AC	6080 sf	$ 0.25/sf	$ 1,520
5. GIA	8900 sf	$ 1.00/sf	$ 8,900
6. Drywells	2 ea	$ 1750 ea	$ 3,500
7. Street lights	4 ea	$ 700 ea	$ 2,800
8. 12" C900 water main	760 lf	$ 25.00/lf	$ 19,000
9. 12" gate valve	1 ea	$ 1700 ea	$ 1,700
10. 6" water laterals	9	$ 1500 ea	$ 13,500
10. Fire hydrant	3 ea	$ 1700 ea	$ 5,100
11. Electrical extension	0	$ 0	$ 0
12. CATV	760 lf	$ 1.25/lf	$ 950
13. Telephone extension	760 lf	$ 1.25/lf	$ 950
14. Natural gas extension	760 lf	$ 6.50/lf	$ 4,940
15. Engineering, inspection, staking		$ ls	$ 3,000
	Total Street Improvements		$ **89,530**
	10% Contingency	-	$ **8,950**
	Grand Total	=	$ **98,480**

Cost Estimate
for
Tax Increment Financing EXPO Project

EXPO Parkway: From Jacklin Road to 1,000 feet Southwesterly of Jacklin Rd

Description	Quantity	Unit Price	Cost
1. 3" AC/8" AB	60,000 sf	$ 1.11/sf	$ 66,600
2. 6" curb and gutter	2000 lf	$ 8.03/l.f.	$ 16,100
3. 5' Sidewalk	2000 lf	$ 11.12/l.f	$ 22,200
4. GIA	26,000 sf	$ 1.00/sf	$ 26,000
5. Drywells	4 ea	$ 1750 ea	$ 7,000
6. Street Lights	10 ea	$ 700 ea	$ 7,000
7. 10" C900 water main	1000 lf	$ 22.50/l.f.	$ 22,500
8. 12" gate valve	2 ea	$ 1700 ea	$ 3,400
9. Fire hydrants	4 ea	$ 1700	$ 6,800
10. Electrical extension	1600 lf	$ 0	$ 0
11. CATV	1000 lf	$ 1.25/l.f.	$ 1,250
12. Telephone extension	1000 lf	$ 1.25/l.f.	$ 1,250
13. Natural gas extension	1000 lf	$ 6.50/l.f.	$ 6,500
14. 6" water laterals	14	$ 1,500.	$ 21,000
		Total Street Improvements	**$ 217,600**
		10% Contingency	**$ 21,760**
		Grand Total	**$ 239,360**

Cost Estimate

for

Tax Increment Financing EXPO Project

Jacklin Road: From 350 feet East of EXPO Parkway to 500 feet West of EXPO Parkway

Description	Quantity	Unit Price	Co
1. 3" AC/8" AB	30,600 sf	$ 1.11/sf	$ 34,000
2. 6" curb and gutter	1850 lf	$ 8.03/l.f.	$ 14,900
3. 5' Sidewalk	1850 lf	$ 11.12/l.f	$ 20,600
4. GIA	44,200 sf	$ 1.00/sf	$ 44,200
5. Drywells	6 ea	$ 1750 ea	$ 10,500
6. Street Lights	7 ea	$ 700 ea	$ 4,900
7. * 12" Sewer main	850 lf	$ 20.00/lf	$ 17,000
8. * Sewer deepening	500 lf	$ 12.50/lf	$ 6,300
9. * 48" Diameter sewer manholes	3 ea	$ 1750 ea	$ 5,300
10. 12" C900 water main	500 lf	$ 25.00/l.f.	$ 12,500
11. 12" gate valve	4 ea	$ 1700 ea	$ 6,800
12. 6" water laterals	11	$ 1,500 ea	$ 16,500
13. Fire hydrant	4 ea	$ 1700 ea	$ 6,800
14. Electrical extension	850 lf	$ 0	$ 0

15. CATV	850 lf	$	1.25/l.f.	$	1,100
16. Telephone extension	850 lf	$	1.25/l.f.	$	1,100
17. Natural gas extension	850 lf	$	6.50/l.f.	$	5,500
18. Engineering, inspection, staking		$	Ls	$	10,000
			Total Street Improvements	$	**218,000**
			10% Contingency	$	**21,800**
			Grand Total	$	**239,800**

* Sewer main oversized, deepened, and extended to serve Ante Road lift station and 287 Acres -- residential requirements already deducted from cost.

Cost Estimate

for

Tax Increment Financing EXPO Project

Water main extension: Pleasant View to 102 acres

Description	Quantity		Unit Price		Cost
1. 12" C900 water main	2100 l.f.	$	22.50/l.f.	$	47,250.00
2. 12" gate valve	3 ea	$	1,700 ea	$	5,100.00
3. Fire hydrant	4 ea	$	1,700 ea	$	6,800.00
4. Pleasant View Crossing	Lump Sum	$	Lump Sum	$	25,000.00
5. Engineering, Inspection, Staking	Lump Sum	$	Lump Sum	$	10,000.00
			Total Street Improvements	**$**	**94,150.00**
			10% Contingency	**$**	**9,415.00**
			Grand Total	**$**	**103,565.00**

Cost Estimate for
Tax Increment Financing EXPO Project
Park & Ride

Description	Quantity		Unit Price		Cost
1. Covered building with bathrooms		$	Lump Sum	$	50,000
2. Bus loading area with curb & sidewalk	200 lf	$	20/lf	$	4,000
3. Street lights	20	$	700 ea	$	14,000
4. 3'AC/8"AB	100,000 sf	$	1.50/sf	$	150,000
5. Driveway approach	1	$	3,000 ea	$	3,000
6. Landscaping		$	Lump Sum	$	16,000
7. Public sidewalk		$		$	Complete
8. Rough grading		$		$	Complete
9. Off-site Street Improvements		$		$	Complete
10. Sewer & Water extension		$		$	Complete
		Total Street Improvements		**$**	**237,000**
		10% Contingency		**$**	**23,700**
			Grand Total	**$**	**260,700**

Cost Estimate
for
Tax Increment Financing EXPO Project
EXPO Parkway: from 1,000 feet Southwesterly of Jacklin Rd to 2,000 feet Southwesterly of Jacklin Rd

Description	Quantity	Unit Price	Cost
1. 3" AC/8" AB	60,000 sf	$ 1.11/sf	$ 66,600
2. 6" curb and gutter	2000 lf	$ 8.03/l.f.	$ 16,100
3. 5' Sidewalk	2000 lf	$ 11.12/l.f	$ 22,200
4. GIA	26,000 lf	$ 1.00/sf	$ 26,000
5. Drywells	4 ea	$ 1750 ea	$ 7,000
6. Street Lights	10 ea	$ 700 ea	$ 7,000
7. 12" C900 water main	1000 lf	$ 22.50/l.f.	$ 22,500
8. 12" gate valve	2 ea	$ 1700 ea	$ 3,400
9. 6" water laterals	4 ea	$ 1700 ea	$ 6,800
10. Fire hydrant	4 ea	$ 1700 ea	$ 6,800
11. Electrical extension	1000 lf	$ 0	$ 0
12. CATV	1000 lf	$ 1.25/l.f.	$ 1,250
13. Telephone extension	1000 lf	$ 1.25/l.f.	$ 1,250
14. Natural gas extension	1000 lf	$ 6.50/l.f.	$ 6,500
15. Compacted Fill	200,000 cy	$ 1.65/cy	$ 330,000
16. Engineering, inspection, staking			$ 20,000
		Total Street Improvements	**$ 805,100**
		10% Contingency	**$ 80,510**
		Grand Total	**$ 885,610**

Cost Estimate

for

Tax Increment Financing EXPO Project

Jacklin Road: From 700 feet West of EXPO Parkway to existing Beck Road

Description	Quantity	Unit Price	Cost
1. 3" AC/8" AB	111,600 sf	$ 1.11/sf	$ 123,900
2. 6" curb and gutter	6,200 lf	$ 8.03/l.f.	$ 49,800
3. 5' Sidewalk	6,200 lf	$ 11.12/l.f	$ 68,900
4. GIA	80,600 sf	$ 1.00/sf	$ 80,600
5. Drywells	8 ea	$ 1750 ea	$ 14,000
6. Street Lights	16 ea	$ 700 ea	$ 11,200
7. 10" C900 water main	3,100 lf	$ 22.50/l.f.	$ 69,800
8. 10" gate valve	5 ea	$ 1350 ea	$ 6,800
9. Fire hydrant	9 ea	$ 1700 ea	$ 15,300
10. * 12" Sewer main	3,084 lf	$ 20.00/lf	$ 61,700
11. * Sewer deepening	3,084 lf	$ 12.50/lf	$ 38,600
12. * 10" Sewer main	1,186 lf	$ 30.00/lf	$ 35,600
13. 6" water laterals	20	$ 1500 ea	$ 30,000
13. * 48" Diameter sewer manholes	16 ea	$ 1500 ea	$ 24,000
14. Electrical extension	3,100 lf	$ 0	$ 0
15. CATV	3,100 lf	$ 1.25/l.f.	$ 3,900

16. Telephone extension	3,100 lf	$	1.25/l.f.	$	3,900
17. Natural gas extension	3,100 lf	$	6.50/l.f.	$	20,100
18. Engineering, inspection, staking		$	Ls	$	30,000
			Total Street Improvements	$	**688,100**
			10% Contingency	$	**68,810**
			Grand Total	$	**756,910**

* Sewer main oversized, deepened, and extended to serve Ante Road lift station and 287 acres -- residential requirements already deducted from cost.

Cost Estimate
for
Tax Increment Financing EXPO Project

EXPO Parkway: From 2,000 feet Southwesterly of Jacklin Road to Watson Westerly Property Line

Description	Quantity		Unit Price		Cost
1. 3" AC/8" AB	66,000 sf	$	1.11/sf	$	73,300
2. 6" curb and gutter	2200 lf	$	8.03/l.f.	$	17,700
3. 5' Sidewalk	2200 lf	$	11.12/l.f	$	24,500
4. GIA	28,600 sf	$	1.00/sf	$	28,600
5. Drywells	4 ea	$	1750 ea	$	7,000
6. Street Lights	6 ea	$	700 ea	$	4,200
7. 6" water laterals	14	$	1,500	$	21,000
8. 10" C900 water main	1100 lf	$	22.50/l.f.	$	24,800
9. 12" gate valve	2 ea	$	1700 ea	$	3,400
10. Fire hydrants	4 ea	$	1700 ea	$	6,800
11. Electrical extension	1100 lf	$	0	$	0
12. CATV	1100 lf	$	1.25/l.f.	$	1,400
13. Telephone extension	1100 lf	$	1.25/l.f.	$	1,400
14. Natural gas extension	1100 lf	$	6.50/l.f.	$	7,200
15. Engineering, inspection, staking		$	ls	$	11,000
			Total Street Improvements	$	**232,300**
			10% Contingency	$	**23,230**
			Grand Total	$	**255,530**

Cost Estimate

for

Tax Increment Financing EXPO Project

Regional Sewer Lift Station

Description	Quantity		Unit Price		Cost
Regional Sewer lift station		$	Lump Sum	$	160,000

Cost Estimate

for

Tax Increment Financing EXPO Project

Beck Road: Between Seltice Way and Jacklin Road

Description	Quantity	Unit Price	Cost
1. 3" AC/8" AB	28,500	$ 1.50/sf	$ 42,800
2. 6" curb and gutter	1050 lf	$ 8.03/l.f.	$ 8,400
3. 5' Sidewalk	950 lf	$ 11.12/l.f	$ 10,600
4. Sawcut & remove EX/AC	480 lf	$ 2.00/sf	$ 1,000
5. 2" Overlay to centerline	610 sf	$ 6.50/sy	$ 4,000
6. GIA	11,700	$ 1.00/sf	$ 11,700
7. Drywells	4 ea	$ 1750 ea	$ 7,000
8. Street Lights	4 ea	$ 700 ea	$ 2,800
9. 12" C900 water main	450 lf	$ 25.00/l.f.	$ 5,400
10. 12" gate valve	4 ea	$ 1700 ea	$ 6,800
11. 6" water laterals	5	$ 1500 ea	$ 7,500
12. Fire hydrant	2 ea	$ 1700 ea	$ 3,400
13. Electrical extension	475	$ 0	$ 0
14. CATV	475	$ 1.25/l.f.	$ 600
15. Telephone extension	475	$ 1.25/l.f.	$ 600
17. Natural gas extension	475	$ 6.50/l.f.	$ 3,100
18. Engineering, inspection, staking		$ Ls	$ 6,000

Total Street Improvements	**$**	**121,700**
10% Contingency	**$**	**12,170**
Grand Total	**$**	**133,870**

12A

Cost Estimate for
Tax Increment Financing EXPO Project

Pleasant View Road – Expo Parkway to Freeway Underpass

Description	Quantity	Unit Price	Cost
1. Mobilization		$ Lump Sum	$ 4,000
2. Clear & Grub		$ Lump Sum	$ 4,000
3. Rough grade		$ Lump Sum	$ 25,000
4. 6" AC/8" AB (Pleasant View)	1,600 sy	$ 13.50/sy	$ 21,600
5. 6" curb and gutter	500 lf	$ 8.50/l.f.	$ 4,250
6. Remove and Replace ex/AC in kind	250 sy	$ 19.50/sy	$ 4,875
7. Relocation of existing utilities		$ Lump Sum	$ 45,000
8. Improvements and widening to Freeway on ramp		$ Lump Sum	$ 85,000
9. Engineering		$ Lump Sum	$ 22,500
10. Construction Staking		$ Lump Sum	$ 7,500
11. Construction Inspection		$ Lump Sum	$ 11,250
12. Governmental Fees		$ Lump Sum	$ 10,000
		Total Street Improvements	**$ 244,975**
		10% Contingency	**$ 24,497**
		Grand Total	**$ 269,472**

PUBLIC LAND USES.

A. Rights-of-Way.

The major public street currently located within the Expo Urban Renewal Project Area is Expo Parkway. Any changes in the existing layout of public rights-of-way will be made in accordance with the objectives of this Urban Renewal Plan and the City's design standards. Development of all public rights of ways shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments in the surrounding area for adequate pedestrian and vehicular access, vehicular parking, and delivery facilities against the similar needs of any existing developments. Such balance shall take into consideration the rights of existing owners and tenants; and

1.1 topography, traffic safety and esthetics; and

1.2 need of areas outside the Project Area for convenient and efficient vehicular, pedestrian, and bike access and movement; and

1.3. use of rights-of-way for vehicular, bicycle and pedestrian traffic, landscaping, public and private utilities, and activities typically found in urban areas.

B. Other Public, Institutional, and Non-profit Uses.

The Urban Renewal Agency may also provide for and permit, within the Project Area, the maintenance, establishment or enlargement of public, institutional, or non-profit uses, including park and recreational facilities; educational and fraternal facilities; philanthropic, religious and charitable institutions; utilities; governmental facilities; and facilities of other organizations or associations consistent with normal uses in a commercial type business area. All such uses shall, conform to the provisions of this Plan as well as the Comprehensive Plan and Zoning Ordinance of the City of Post Falls. The Agency may impose such other requirements and/or restrictions (which do not conflict with the aforementioned city documents) as may be necessary to protect the development and use of the project area.

RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES, BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT).

No relocation is contemplated at this time; however, if relocation becomes necessary and if the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 CFR, Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. If as a result of pursuing this plan individuals, families, businesses, non-profit organizations or others are required to relocate, the Urban Renewal Agency shall prepare a plan for the relocation of same. The Urban Renewal Agency shall be responsible to assist those individuals and entities in full accordance with state and federal statutes, including finding a new location and providing relocation assistance.

OPEN SPACE, LANDSCAPING, LIGHT, AIR AND PRIVACY.

Provisions for open space, landscaping, light, air and privacy shall be governed by applicable laws and ordinances and such additional restrictions which may be legally imposed by the Agency.

SECTION 6
MISCELLANIOUS

7. MISCELLANIOUS

PROJECT FINANCING.

General Description Of Financing Methodology

State law provides that Urban Renewal Agencies have the power to finance urban renewal (redevelopment) activities and related costs. Agencies can issue both short and long term debt with existing and projected revenues. Urban Renewal Agencies may utilize tax increment financing (TIF) as the financing tool; however, Idaho Code Section 50-2007(f) also allows other financing mechanisms such as those listed below:

1. advances
2. loans
3. grants
4. contributions
5 any other form of financial assistance from public or private sources

City And Agency Guidelines:

The Urban Renewal Agency may finance this plan with financial participation of the City, State of Idaho, Federal Government, interest income, Agency bonds, local improvement district bonds, donations, loans from private financial institutions, the lease of sale of Agency-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity. The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any other funds available to the Agency. The City, as it is able, may also grant additional assistance through City loans and grants for various public facilities. The City or any other public agency may expend money to assist the Agency in carrying out this project.

A. Bonds. As allowed by law and subject to such restrictions as are imposed by law, the Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in

order to finance all or any part of the project. Neither the members of the Agency nor any persons executing the bonds shall be liable on the bonds by reason of their issuance.

B. Other Loans and Grants. Any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available.

Revenue Allocation Financing:

The Urban Renewal Agency hereby adopts, concurrently with the adoption of this plan, Appendix B, a revenue allocation financing provision as authorized by Chapter 29, Section 50, Idaho Code ("The Act"). These revenue allocation provisions shall apply as provided by law to all taxing districts in which the revenue allocation area is located. The Urban Renewal Agency shall take all actions necessary or convenient to implement these revenue allocation provisions. The Urban Renewal Agency specifically finds that the equalized assessed valuation of property within the revenue allocation area is anticipated to increase as a result of the initiation of the urban renewal project. The revenue allocation financing shall be in effect for a period not to exceed twenty (20) tax years, from the date of adoption of this plan, unless it is necessary to continue such financing to pay off outstanding debt.

The Agency through its Board of Directors, may apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay costs incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred or bonds issued by the Agency to finance, or refinance the project costs stipulated in Section 5.

Upon enactment of an ordinance by the City of Post Falls, and final adoption of these revenue financing provisions, revenues will be governed by Idaho Code Section 50-2908. A Statement listing proposed public improvements and facilities and estimated project costs is designated in Section 5, and an economic feasibility study setting forth Fiscal Impact upon other taxing districts, and methods of financing project costs as required by Idaho Code Section 50-2905 is included in Appendix B, both of which are incorporated herein by reference.

ACTIONS BY THE CITY

The City will, to the extent authorized, by law assist and cooperate with the Agency in carrying out this Plan and take all actions necessary to ensure the continued fulfillment of purposes of this Plan. Actions by the City shall include, but not be limited to, the following:

A. Institution and completion of the proceedings necessary for changes and improvements in private and publicly owned utilities within or affecting this project area.

B. Revising of zoning or other standards (if necessary) within the project area to permit the development authorized by this Plan.

C. Imposition, wherever necessary, through the use of special use permits or other means of appropriate controls within the limits of this Plan upon parcels in the project area to ensure their proper development and use.

D. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the project area throughout the duration of this Plan.

E. Preservation of historical sites shall have a high priority in achieving development objectives.

F. Performance of the above actions and all other functions and services relating to public health, safety, and physical development normally rendered in accordance with the schedule which will permit the redevelopment of the project area to be commenced and carried to completion without unnecessary delays.

G. Institution and completion of proceedings necessary for the establishment of a local improvement

H. The undertaking and completing of any other proceedings necessary to carry out the project.

I. Administration of community development block grant and other state and federal funds that may be available for this project.

J. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.

The foregoing actions to be taken by the City do not constitute any commitment of financial outlay by the City.

ENFORCEMENT.

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and, to the extent allowed by law, the City. The provision of this Plan or other documents entered into, pursuant to this Plan, may be enforced by the Agency, City, or other governmental entity which may have jurisdiction over the violation.

DURATION OF THE PLAN.

The Plan is anticipated to run concurrently with the Tax Allocation District. The Tax Allocation District is anticipated to be in effect for a period not to exceed twenty (20) years from the date of its adoption, and is assignable.

PROCEDURE FOR AMENDMENT.

The proposed Expo Urban Renewal Plan may be modified at any time by the Urban Renewal Agency as provided by state law. Where the proposed modifications substantially alter the adopted plan, the modifications must be approved by the Urban Renewal Agency, the City Planning and Zoning Commission and the City Council in the same manner as the original plan. Substantial changes for Council purposes shall include revisions to the following:

1. Project area boundaries
2. Permitted land uses not in compliance with the Comprehensive Plan
3. Land Acquisition not previously identified in this plan
4. Changes to plan objectives

SEVERABILITY.

The provisions of this plan are hereby declared to be severable and if any provision of this plan or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration or the application shall not affect the validity of remaining portions of this plan.

SECTION 7
CONCLUSION

CONCLUSION.

Post Falls, as a smaller community of 17,400 between two larger commercial centers, Spokane, twenty miles to the west, and Couer d' Alene, three miles to the east, struggles to remain economically competitive due, in part, to the lack of infrastructure to attract business in many parts of the City, including the Expo Urban Renewal Area.. As seen in section 1, business and job growth, 3.5%, has not kept up with residential growth, averaging 7% per year. A higher percentage of residential growth places increased burdens on the community to provide services. When commercial and residential growth are balanced, the communities can better provide

essential services. Post Falls economy has traditionally been tied to the timber related industry. Approximately 10.5% of all Statewide Natural Resource Employment opportunities are concentrated within Kootenai County, and this is not a growth industry for Idaho. With the timber industry in decline in Post Falls, as evidenced by the closing of the Louisiana Pacific mill resulting in the loss of 120 high wage jobs, a shifting in the economy towards manufacturing, tourism, and service related jobs is occurring. Job growth is taking place but at a significantly reduced wage and benefit base.

The difference in taxation methodology between Washington and Idaho cause a disadvantage to business locating in Idaho. The corporate income tax in effect in Idaho +8 causes overall business taxes to be greater than in Washington, see (Appendix H). The City, realizing the need to remain economically competitive, has determined that the entire City can benefit by utilizing the Competitively Disadvantaged Border Community Area designation for the Riverbend Commerce Park. As such, the City adopts purposes and goals for the Expo Urban Renewal Area including, stimulating the development of industrial and manufacturing expansion for this area. Expo has been the target of many site selection inquiries. These inquiries have fallen into two categories; 1) companies which were large enough to warrant infrastructure investment to accommodate their needs and, 2) companies small enough to be accommodated by existing infrastructure. Most inquires have been from large companies that will expend large investments into the Expo Park, making infrastructure upgrades required. The existing infrastructure is inadequate for these types of developments. The designation of this area as a Competitively Disadvantaged Border Community will create a mechanism to provide the infrastructure that will attract industrial and manufacturing development. Industrial and manufacturing development would not generally occur without the help of the Competitively Disadvantaged Border Community Area designation as evidenced by the lack of development at Expo Park.

This proposed Plan meets the City's stated goal for economic vitality which reads "to develop a healthy and vital economic economy, providing jobs for citizens and a tax base to support public service." This Plan is also a high priority to the community because, if adopted, this plan would begin to equalize the disparity for development between the State of Idaho and State of Washington; furthermore this plan would also make Post Falls and North Idaho more competitive with other Northwest Cities. The plan conforms with the cities comprehensive plan, and its goals for land use in this area. The City needs a strong tax base to provide services which the Expo Urban Renewal Project would help provide by increasing local job opportunities. The Urban Renewal Agency will construct the financing vehicle which may include local, state, federal or private participation. This plan addresses the needs of the City of Post Falls and the Urban Renewal Agency for the Expo Park, which includes the quality of life, bringing economic vitality, and improving the aesthetics of the Expo Area utilizing the Competitively Disadvantaged Border Community Area of the Idaho Code.

APPENDIX A
BOUNDARY DESCRIPTION

Exhibit "A"

A parcel of land in Section 6, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence along the East line of said Section South 00°55'29" West, 61.95 feet to a point on the extension of the southerly right-of-way of Seltice Way; thence along said extension North 88°28'06" West, 49.56 feet to the **TRUE POINT OF BEGINNING;**

Thence along said southerly right-of-way North 88°28'06" West, 623.75 feet;

Thence continuing along said right-of-way along a non-tangent curve concave southerly 1673.61 feet, having a radius of 3186.50 feet, a chord bearing of South 76°29'01" West, and a chord distance of 1654.44 feet;

Thence continuing along said right-of-way South 61°26'26" West, 616.89 feet;

thence South 28°33'34" East, 663.24 feet;

thence North 64°37'33" East, 74.90 feet;

thence South 63°50'48" East, 65.58 feet;

thence South 28°55'32" East, 60.00 feet;

thence South 24°56'37" East, 63.63 feet;

thence South 22°05'26" East, 63.60 feet;

thence South 19°46'39" East, 63.51 feet;

thence South 16°11'16" East, 63.53 feet;

thence South 12°57'55" East, 63.51 feet;

thence South 10°53'03" East, 64.35 feet;

thence South 07°33'32" East, 71.68 feet;

thence South 05°01'53" East, 46.64 feet;

thence South 29°09'11" East, 39.45 feet;

thence South 54°22'45" East, 346.41 feet;

thence South 10°00'36" East, 143.01 feet;

thence South 35°51'40" West, 240.12 feet;

thence South 32°38'43" East, 138.04 feet;

thence South 00°55'27" West, 10.00 feet to a point on the northerly right-of-way of Jacklin Road;

thence along said northerly right-of-way North 89°04'33" West, 2612.91 feet;

thence North 69°52'50" East, 17.74 feet;

thence North 00°52'54" East, 824.63 feet to a point on the southerly right-of-way of Seltice Way;

thence along said southerly right-of-way South 61°26'26" West, 180.78 feet;

thence continuing along said southerly right-of-way South 28°33'38" East, 35.00 feet;

thence continuing along said southerly right-of-way South 61°26'26" West, 714.89 feet to a point on the easterly right-of-way of Beck Road;

thence along said easterly right-of-way South 00°48'49" West, 409.28 feet to a point on the southerly right-of-way of Jacklin Road;

thence along said southerly right-of-way South 88°45'28" East, 1033.46 feet;

thence South 00°50'24" West, 2467.96 feet to a point on the northerly right-of-way of Interstate 90;

thence along said northerly right-of-way North 61°59'03" East, 791.37 feet;

thence continuing along said northerly right-of-way North 54°55'07" East, 2752.44 feet;

thence North 00°52'25" East, 450.15 feet to a point on the southerly right-of-way of Jacklin Road;

thence along said southerly right-of-way South 88°49'29" East, 497.58 feet;

thence North 46°36'54" East, 1050.40 feet to the southeast corner of Lot 1, Block 1 of EXPO AT POST FALLS as recorded in Book G of Plats at page 470, Kootenai County Recorders Office;

thence along the east line of said Lot1 North 00°55'29" East, 154.23 feet;

thence North 01°02'33" East, 265.00 feet to a point on the easterly line of Parcel A of said EXPO AT POST FALLS;

thence along said easterly line North 00°55'29" East, 124.52 feet to a point on the easterly line of Lot 1, Block 3 of said EXPO AT POST FALLS;

thence along said easterly line North 00°55'29" East, 57.15 feet to the southeast corner of Lot 2, Block 1 of EXPO AT POST FALLS FIRST ADDITION, as recorded in Book G of Plats at page 499, Kootenai County Recorder's Office;

thence along said easterly line North 07°42'49" East, 211.48 feet;

thence North 00°55'29" East, 21.53 feet to the southeast corner of Lot 1, Block 1 of said EXPO AT POST FALLS FIRST ADDITION;

thence along the east line of said Lot 1, Block 1 North 00°55'29" East, 131.92 feet to a point on the westerly right-of-way of Pleasant View Road as shown EXPO AT POST FALLS SECOND ADDITION, as recorded in Book G of Plats at page 500, Kootenai County Recorder's Office;

thence along said westerly right-of-way of Pleasant View as shown on EXPO AT POST FALLS SECOND ADDITION, as recorded in Book G of Plats, at page 500, Kootenai County Recorder's Office, North 00°55'29" East, 881.23 feet to the **TRUE POINT OF BEGINNING;**

said parcel containing 236.71 acres, more or less.

TRAVERSE PC Date:3-25-2002 Time:9:52 File:C:\TFR\TIFLEGAL.TRV

Survey: Untitled
Traverse: TIF Legal
?9 =1.000000000

	Pt	Bearing	NorthAz	FieldAngle	HorizDist	Description
	1					
		N88°28'06"W	271°31'54"		623.750	
	2					
		S76°29'01"W	256°29'01"	164°57'07"	1654.440	
	3					
		S61°26'26"W	241°26'26"	164°57'25"	616.890	
	4					
		S28°33'34"E	151°26'26"	90°00'00"	663.240	
	5					
		N64°37'33"E	64°37'33"	93°11'07"	74.900	
	6					
		S63°50'48"E	116°09'12"	231°31'39"	65.580	
	7					
		S28°55'32"E	151°04'28"	214°55'16"	60.000	
	8					
		S24°56'37"E	155°03'23"	183°58'55"	63.630	
	9					
		S22°05'26"E	157°54'34"	182°51'11"	63.600	
	10					
		S19°46'39"E	160°13'21"	182°18'47"	63.510	
	11					
		S16°11'16"E	163°48'44"	183°35'23"	63.530	
'2	12					
		S12°57'55"E	167°02'05"	183°13'21"	63.510	
	13					
		S10°53'03"E	169°06'57"	182°04'52"	64.350	
	14					
		S 7°33'32"E	172°26'28"	183°19'31"	71.680	
	15					
		S 5°01'53"E	174°58'07"	182°31'39"	46.640	
	16					
		S29°09'11"E	150°50'49"	155°52'42"	39.450	
	17					
		S54°22'45"E	125°37'15"	154°46'26"	346.410	
	18					
		S10°00'36"E	169°59'24"	224°22'09"	143.010	
	19					
		S35°51'40"W	215°51'40"	225°52'16"	240.120	
	20					
		S32°38'43"E	147°21'17"	111°29'37"	138.040	
	21					
		S 0°55'27"W	180°55'27"	213°34'10"	10.000	
	22					
		N89°04'33"W	270°55'27"	270°00'00"	2612.910	
	23					
		N69°52'50"E	69°52'50"	338°57'23"	17.740	
	24					
		N 0°52'54"E	0°52'54"	111°00'04"	824.630	
	25					
		S61°26'26"W	241°26'26"	60°33'32"	180.780	
	26					
		S28°33'38"E	151°26'22"	89°59'56"	35.000	

S61°26'26"W	241°26'26"	270°00'04"	714.890
S 0°48'49"W	180°48'49"	119°22'23"	409.280
S88°45'28"E	91°14'32"	90°25'43"	1033.460
S 0°50'24"W	180°50'24"	269°35'52"	2467.960
N61°59'03"E	61°59'03"	61°08'39"	791.370
N54°55'07"E	54°55'07"	172°56'04"	2752.440
N 0°52'25"E	0°52'25"	125°57'18"	450.150
S88°49'29"E	91°10'31"	270°18'06"	497.580
N46°36'54"E	46°36'54"	135°26'23"	1050.400
N 0°55'29"E	0°55'29"	134°18'35"	154.230
N 1°02'33"E	1°02'33"	180°07'04"	265.000
N 0°55'29"E	0°55'29"	179°52'56"	124.520
N 0°55'29"E	0°55'29"	180°00'00"	57.150
N 7°42'49"E	7°42'49"	186°47'20"	211.480
N 0°55'29"E	0°55'29"	173°12'40"	21.530
N 0°55'29"E	0°55'29"	180°00'00"	131.920
N 0°55'29"E	0°55'29"	180°00'00"	881.230

TRAVERSE PC Date: 3-25-2002 Time: 9:52

Traverse TIF Legal

ERROR SUMMARY:

Relative	1 : 121129
Angular	
Linear	0.172 ft
*Northing	-0.172 ft
*Easting	-0.007 ft
*Elevation	0.000 ft
*Bearing	S 2°16'17"W

* from correct pt to closing pt

TRAVERSE SUMMARY:

Closed Loop	
Horiz Length:	20861.930 ft
Slope Length:	20861.930 ft
Points :	44
Area:	10190059.85 sqft
	233.93 acres

TRAVERSE ADJUSTMENTS:

None

CLOSING POINTS:

		Northing	Easting	Elevation
Initial Pt	1	0.000	0.000	0.00
Closing Pt	44	-0.172	-0.007	0.00
Correct Pt	1	0.000	0.000	0.00