

POST FALLS URBAN RENEWAL MINUTES

January 20, 2011

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, Jerry Baltzell, Dave Holloway, Peter Smith and Tim Short. Commissioner Hilde Shetler 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 December 16, 2010 minutes. Provided also were the payables for the month totaling \$27,484.32 which are normal monthly operating expenses and include the quarterly loan payment of \$15,395.61 on the Center Point District Water Tower.

The financial statements as of December 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 \$4,709,460.24 with accrued interest for the month of \$1,823.99. Approval of the Consent Calendar will also authorize the transfer of accrued interest to the General Fund and transfer of \$27,484.32 to the INB Checking Account to pay the payables.

Last on the Consent Calendar is approval of an Agency Order of Approval for Payment for the balances of Watson & Associates submittals 5, 6 and 7, totaling \$204,592.45. These submittals have been reviewed by our outside engineering firm Welch Comer and discussed at Finance Committee, with recommendation to add the total to the existing balance of the obligation for the Expo District. The new total of the Expo obligation is \$902,418.98.

Holloway made a motion to accept the Consent Calendar as presented, seconded by Short. Motion carried by voice vote.

CITIZEN COMMENTS

Chairman Rollins acknowledged that some citizen's may not be able to attend the early morning Commission meetings and stated that the Executive Director is always available to contact if there are

any issues and arrangements can be made for a special meeting if need be. Rollins then introduced Mr. Baker.

Mike Baker, CEO of Dirne Community Health Center gave a presentation to the Commission expressing the desire to provide services in Post Falls. The focus of Dirne is changing to a Community Health Care Center where access to health care is not a problem. Most private physicians are unable to see Medicare patients and due to the rising cost of insurance many are left uninsured. Dirne accepts Medicare, Medicaid and Private Insurance. Dirne has applied for a New Access Growth Grant in Post Falls. Once the grant is approved they have 120 days to get a facility up and running at a temporary site with full operations within a year. Funding is on a 5 year basis and they can apply each year to receive continued funding. The biggest struggle they face is lack of space and staff. Baker stated they are looking at a 2-3,000 sq. ft building. The cost of the facility will be approximately \$800,000.

Holloway stated there is a fine line between public vs. private and asked what mechanisms are in place so it does not become competitive with private practices. Baker responded that the key is the patients; the intent is not to hurt the private practices. The focus is to help those in need.

Baltzell asked if Dirne would be able to operate in Post Falls without the Federal funding. Baker stated they rely on Federal funding, if they don't get it this time they can reapply.

Smith thanked Baker for a very informative presentation and asked if Urban Renewal were to help with land acquisition is it possible to get a grant to repay some of the money provided by the Agency? Baker stated that grants are not typically used to pay off debt.

Rollins stated at the recent Strategic Planning Session there was a consensus that the Agency would like to help if possible and continue working on the process of bringing the Dirne Clinic to Post Falls. Health and Education in our country are two things that get pushed aside and become political rhetoric. If Post Falls can help the health of its citizens and Urban Renewal be a part of it we are all on board with it.

UNFINISHED BUSINESS

Access 90 Update. ED Lien explained that the City Administrator, Eric Keck, commented that CH2MHill may have a report ready by the end of last week with numbers to review on the modeling study. The numbers should tell whether the interchange is justifiable or not. If not, we can still provide for an overpass with the Agency providing funding. An FEIS or ROD would not be required if it is just an overpass. In any event, we need to get to a decision this first quarter if we are going to go with an overpass or an interchange. Baltzell expressed his frustrations with this project, the timing of the process and suggested that maybe it is time for the Agency to move forward on the overpass.

Keck approached the Commission stating that there are a number of forces pressing upon us with this particular project. There is a desire from many in the community including some businesses that if in fact if a full interchange could be achieved that would be the preferable outcome. We are a community of people that get business done, and we are a community of people that builds things and we want to take care of our own destiny. We have a project that is occurring in our community but we are not managing it or controlling it. It becomes very difficult to be patient, and it is very

difficult to be able to see that we do not have control over things. We cannot call the engineer and say "where is this report?" If the report comes back and says that we can have an interchange that needs to be looked at very carefully. If it indicates that an overpass is necessary the City and Agency can hire out consultants and take control of the project.

NEW BUSINESS

Election of Officers. Commissioner Carstensen made a motion to re-elect the current Agency officers to continue in their current capacity for the next fiscal year of the Post Falls Urban Renewal Agency. This would include Bobbi Rollins as Chairman, Peter Smith as Vice-Chairman and Dave Holloway as Treasurer. As part of this motion, any two of the named officers would be designated as authorized signers for all financial transactions, including checking and savings accounts and Bank Certificates of Deposit. Seconded by Short. Motion carried by voice vote.

Baltzell moved to amend the motion and change the wording from fiscal year to calendar year, seconded by Short. Motion carried by voice vote.

Committees and Members. Chairman Rollins asked if any members would like a change on committees. Being no changes the committee's will remain the same.

Commission Meeting time change. This issue was discussed at the Strategic Planning Session and to change the time to the afternoon would lead to a conflict with Agency Legal Counsel. Carstensen prefers not to change the meetings at this time, maybe late summer it could be discussed again. Short feels that changing the time could result in more citizen participation. It would be nice to know if the community would favor an afternoon meeting or not. Rollins suggested posting a question on the Agency website. Smith asked if the City had been contacted to see if one day is preferred over another. ED Lien stated that only the time had been discussed, changing the date could possibly interfere with timelines and the Finance Committee. Baltzell would like to see the meetings remain as they are currently and stated that he has received comments from citizens watching the meetings on TV and how convenient it is. Carstensen asked how often the meetings are broadcast. Kit Hoffer from the communications offices stated that the meetings are scheduled to run four (4) times a week and are available on the City of Post Falls website. Chairman Rollins recommended that this issue go before the Communications Committee for further review.

City Services Agreement. ED Lien explained that this contract between the Agency and the City has not been updated for a couple years. There have been a few minor changes in the agreement and it has been reviewed by legal counsel. Commissioner Holloway made a motion to accept the City Services Agreement as presented, seconded by Baltzell. Roll call vote: Carstensen – Aye, Baltzell – Aye, Holloway – Aye, Rollins – Aye, Smith – Aye, Short – Aye. Motion carried.

STAFF REPORT

Ed Lien gave a brief update of the ZoMedia Contract. The revised web site has been copied/pasted to the new site. Feedback at this point should be specific to the design, layout, colors, etc. The conversion should be completed by the February Commission meeting. Staff will have an ongoing work process of updating the web page content which will be simplified under the new system. Provided were web statistics which show the most activity on East Post Falls District, "How tax and financing works" and the Center Point District. There have been 220 hits on the YouTube Agency video. Regarding the Highway 41 Trail Project, City Engineer Bill Melvin advised that staff had met

with JUB and reviewed the scope of services. JUB has run that scope past ITD, and is clarifying some of their comments. Once that is complete, JUB will prepare their budget and forward a professional services agreement prior to asking for Council's approval.

The remaining balance for the water tower loan in the Center Point district is \$248,754.95 after the quarterly payment approved today. The anticipated increment to be received for the Center Point District that would be used for Proponent reimbursement in February may be about \$483,000. After payoff of the Stateline LLC obligation, there will be available funds totaling about \$294,000. These funds could be used to pay off the balance of the water tower loan at about \$248,754.95 as previously stated. We are only earning 0.2293% interest on the LGIP savings and we are paying 4.53% interest on the loan. When the increment funds are received and reimbursements are made in February, we will make a decision on paying off the loan early.

The Strategic Planning Session was very successful. Notes from the meeting were included into the agenda and provided to you for review.

COMMITTEE UPDATES

Finance – Holloway – Nothing new to report

District Review – Rollins – The Committee met and prioritized projects in the City Center District which will be taken to the 3 on 3 meeting. The top three (3) projects are the commercial development at Spokane and 4th Avenue, the crossing at Spokane and 3rd Avenue and the upgrade of streetscape on Spokane Street.

City Center – Carstensen – The Agency received a letter of notification from the City indicating that the developer is substantially complete with the construction of public infrastructure associated with the project at The Landing. He has complied with the provisions of the projects construction improvement agreement and has submitted drawings and the engineering certificate for the completed work. He has also executed the grants of right-of-way documents and associated easements which transfer the land within the roadway area to the City of Post Falls. The City has accepted the work completed to date and the developer has posted surety in the amount of \$75,000 to guarantee the completion of improvements associated with the project that could not be completed or inspected last year due to the weather. City and Developer will perform a final walk-thru and generate a punch list of items to be completed when weather allows.

Personnel Property and Communications – Smith. A meeting will be scheduled to discuss meeting times and Agency Website layout and design.

COMMISSIONER COMMENTS

None

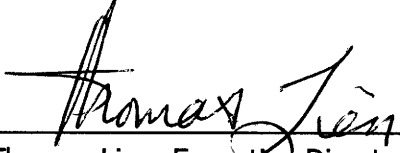
CHAIRMAN COMMENT

None

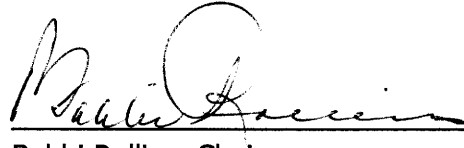
ADJOURNMENT

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

Respectfully submitted,



Thomas Lien, Executive Director



Bobbi Rollins, Chairman