



**Strategic Planning Session
Meeting Agenda
And Notes**

January 6, 2011
3:00 pm to 6:00 pm
Idaho Department of Labor
600 N. Thornton Street

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Discussion items:
 - a. Website:
 - i. There have been requests for Commissioners background to be included.
 - ii. What other aspects of the site can be changed – corrections or enhancements
 1. Jerry asked what the history of hits on viewing the new DVD were, and Tom commented that to date it has been about 216.
 2. Hilde asked about when the updates were provided. Tom said monthly.
 3. Peter suggested that on the web site, we show within each district information, a copy of each authorizing ordinance, a copy of the district plan, and any OPA.
 - b. Commission Meeting:
 - i. Change time to 3:00 or 4:00 p.m. on the third Thursday of the month.
 1. Tom – Kit at the Media Center said that for them an staff, 3:00pm would be better, as they may end up with overtime status if meetings go after 5:00pm.
 2. Some commissioners prefer 7:00am
 3. Larry asked if we could split to mornings in summer and afternoons in winter. That was not felt to be a popular option.
 4. Peter feels that 6:00pm would be better and provide more opportunity for the community members to attend
 5. Tim asked if the primary reason for a change would be the impact on community. The meeting is televised for people to watch at a later time, without coming in at 7:00am.
 6. Tom should discuss with Kit at Media Center to see what school board does about evening meetings and their lockout option.
 - c. Idaho Redevelopment Association vs. AIC Task Force
 - i. Bobbi indicated that the AIC has created a task force for URA and PFURA is not represented in person, but is represented by the City. The Mayor and Eric Keck are on the task force. She reported on a recent conference call and desire to form the association. Some agencies donated funds to form the association and by-laws.
 - ii. Hilde questioned the representation of North Idaho agencies.

- iii. Jerry had the same comment – this may get more political and we need to ensure that issues are presented.
- iv. Bobbi said that we want to participate to assure a voice, and Larry agreed that that should be the goal.
- v. Len Crosby said that in 2006, Legislation was presented that created problems. CCDC and LCDC spent a lot of money on lobbyists. This would be a way to raise those lobbyist funds and spread it around more agencies.
- vi. Hilde commented that public perception is important.
- vii. Tim felt we don't want to risk being represented in a way that we may not want to be.
- viii. Peter voiced that he is not in favor of joining an association. The City should lobby for the agency that they created.
- ix. Larry felt that an association could drive a wedge between the City and URA.
- x. The consensus was to not contribute or join right now.

d. City Center District

i. Funding Outlook

- 1. Presentation by Tom as to what increment would be coming in over the next few years, payout of the initial \$2.0 million for The Landing first phase and the window of funding between that first and a second phase.

ii. Activities completed and remaining

- 1. Jerry suggested that this should be a review by the City Center Committee to which Peter and Tim agreed.
- 2. Tim commented that any activities need to be based on creating jobs
- 3. There were several questions re. which projects to do and how to prioritize
- 4. Bobbi commented that the list should go to District Review, then to Commission before going to 3 on 3

e. East Post Falls District

i. Funding Outlook

- 1. Need to copy the EPF projected revenue to members showing the aggregate available balance net of Tullamore and admin fees
- 2. Show impact of cost and timing:
 - a. Trail 2011 \$ 725.0
 - b. Spencer 2011 \$1,700.0
 - c. Dirne 2011 \$ TBD
 - i. just land or land plus building
 - d. Overpass 2011 \$16,000.0
- 3. Larry asked if we will be amending the EPF Plan

ii. Spencer Street Project

- 1. Fund partial reimbursement of right-of-way (Approved in initial MOU).
- 2. Est. cost would be \$1,600.0 for roadways and \$775.0 for right of way

3. Bobbi, Jerry and Peter all said that we determined to not purchase any right of way. We need to wait for City to decide on paying for this

iii. Dirne Health Facility Project

1. Fund land acquisition - need appraisal. Need to know we will do this to go forward with developer/financing discussions.
2. Discussion on Tullamore site and cost of doing a facility. We could a) do land and leaseback, b) donate land, or c) do both land and building
3. Len said that Dirne would not be able to expand to Shoshone, but could expand to Post Falls without their grant
4. Jerry expressed a concern that if we build a facility on land, will the facility be able to operate without a grant. He suggested the option for a land lease to Dirne on a long term basis.
5. Len Crosby, Chair of the Dirne Board, commented that they would be able to operate without the grant if the facility were fully funded.
6. Tim is OK on the project – he doesn't think the Agency should own the property
7. Peter commented that the Agency could buy the real estate, own it and lease to Dirne. The URA could build and lease to Dirne, who could later apply for a grant to purchase at a discounted price from the Agency
8. Dave asked if a grant have to go specifically for the facility or personnel
9. Len said that there has to be a specific use stated in the grant.
10. It was suggested to schedule Dirne to present to the Commission on project scope, costs, location
11. Hilde asked for Dirne to provide statistics on the Post Falls facility – whether the market and clients would include Rathdrum, Houser, State Line and Post Falls.

iv. Access 90 Greensferry Overpass/Interchange

- a. After some discussion on recent meetings and activities, it was determined that the City should be taking the lead on this project and the Agency wait to see what direction they want to go.

3. Adjournment