

POST FALLS URBAN RENEWAL MINUTES

February 21, 2019

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 8:00 a.m. Executive Director Diane Fountain called the roll. Present, in addition to Baltzell was Larry Carstensen, Len Crosby, Eric Clemensen, Collin Coles and Jame' Davis. Commissioner Laura Horn had an excused absence. Also in attendance was legal counsel Pete Bredeson. Baltzell led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

Baltzell noted the 2019 Committees and Members as follows:

Finance and Policy

Len Crosby, Chair
Laura Horn, Member
Eric Clemensen, Member
Collin Coles, Alternate

District Review

Collin Coles, Chair
Jame' Davis, Member
Larry Carstensen, Member
Len Crosby, Alternate

Communication, Property & Personnel

Larry Carstensen, Chair
Collin Coles, Member
Jame' Davis, Member
Jerry Baltzell, Alternate

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, January 17, 2019.

Item B is the payables for the month totaling \$477,139.77 which includes the semi-annual payment to WTB for \$469,000 on the Greensferry Overpass loan.

Item C is the Bank Activity Report which shows total funds in all accounts of \$5,547,312.72 and accrued interest for the month of \$4,322.98.

Item D is the financial reports as of January 31, 2019.

Approval of the Consent Calendar will authorize the transfer of \$4,322.98 accrued interest to the General Fund and a transfer to the Community 1st checking account of \$477,139.77 for general payables.

Commissioner Crosby made a motion to approve the consent calendar as presented, seconded by Clemensen. Roll Call Vote: Crosby– Aye; Clemensen – Aye; Coles – Aye; Davis – Aye; Baltzell – Aye; Carstensen - Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – Commissioner Clemensen reviewed the January financial statements.

District Review – Coles – Nothing to report.

Communication, Property and Personnel – Carstensen – Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Approval of Semi-Annual Proponent Reimbursements. Per policy #7, Tax increment received by the Agency for each of the Urban Renewal Districts is disbursed in February and August each year for project cost reimbursement. February reimbursements will be distributed as follows:

<u>District</u>	<u>Proponent</u>	<u>Reimbursement</u>	<u>Remaining Obligation</u>
Center Point	Pointe Partners, LLC	\$441,765.34	\$1,095,726.49
Tullamore	Copper Basin Construction	\$375,141.09	\$3,240,314.18
Tullamore Commons II	Whitewater Creek	\$ 12,225.12	\$ 206,396.68
Expo	JR Watson & Associates	\$214,754.62	\$ 617,349.12
W. Seltice II	Greenstone Corporation	\$157,173.53	\$ 414,373.35

Pointe Apartments has a current balance of \$59,040.18 that is being held until the Agreement between Whitewater Creek and Pointe Partners, LLC is signed.

Fountain stated a motion with a roll call vote would be in order to approve the proponent payments in the stated amounts and approve transfer of \$1,201,059.70 to the Community 1st Checking account for that purpose.

Commission Crosby made a motion to approve the Semi-Annual Proponent Reimbursements as presented, seconded by Clemensen. Roll Call Vote: Carstensen – Aye; Crosby – Aye; Clemensen – Aye; Coles – Aye; Davis – Aye; Baltzell - Aye. Motion carried.

STAFF REPORT

Fountain stated PERSI contributions will increase on July 1, 2019. The current employee rate will increase from 6.79% to 7.16% and the Employer portion will increase from 11.32% to 11.94%.

A legal ad has been submitted to the Press and will publish on February 26th stating the Agency will review and take comment on the Annual Report to the City at the Commission Workshop on March 12th. Formal presentation to City Council will be March 19, 2019.

There will be a joint workshop with City Council on April 16th, 2019 at 4:30 pm to review and discuss the feasibility study for a new City Center District.

COMMISSIONER COMMENTS

Commissioner Crosby inquired on any new development in our districts. Fountain stated that plans in Center Point include UPS and Crown Enterprises locating there and a Maverick Gas Station will begin construction soon. Also, Steve White has stated there has been interest in commercial properties located in the Tullamore District.

Clemensen inquired on what types of business would locate in Tullamore. Light retail, restaurants? Fountain confirmed that to be correct.

CHAIRMAN COMMENT

Baltzell stated that things are going to start happening in our districts and looks forward to the joint workshop with City Council in April. The City is working with the Bank on the Landing property and has a project that will hopefully spur development in that area.

Bredeson stated that there have been no bills proposed in the legislative session regarding urban renewal.

Crosby stated there are several bills that could impact the City's ability to annex property.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Clemensen. All in favor by voice vote. Meeting was adjourned at 8:13 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman