

## **POST FALLS URBAN RENEWAL Workshop Minutes**

**March 12, 2019 – City Hall (Basement Conference Room)**

CALL TO ORDER, ROLL CALL, 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 were Commissioners Larry Carstensen, Collin Coles and Jame' Davis. Commissioners Len Crosby and Laura Horn had excused absences; Commissioner Eric Clemensen was not present. Also in attendance was Brad Marshall from JUB. Baltzell led the Pledge of Allegiance.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

**Financial Reports.** Director Fountain reviewed the February Financial reports noting the Balance Sheet reflects the recent loan payment on the Greensferry Overpass which reduces the balance to \$3,674,564.13.

Carstensen stated the URA has done an excellent job in paying down that loan and inquired on when it should be paid off. Fountain replied that with the reduction of the payment amount it should be paid in full in 2021.

**2018 Annual Presentation.** Fountain presented the 2018 Annual Report as required by Idaho Code, noting a public notice was published in the CDA Press on February 26, 2019 and no letters of comment had been received. The report will be presented to City Council on March 19, 2019.

Commissioner Carstensen made a motion to accept and file the Annual Report as presented, seconded by Coles. Motion carried by voice vote.

**Post Falls Technology District Update.** Brad Marshall provided an update of the PF Technology District. The last year has been spent going through the entitlement process which includes annexation and opening the district. The OPA is in place and has been recorded. The sixty (60) acre parcel on the west side of the Technology Park was purchased by the proponent and has been annexed into the city. They are now working to get it annexed into Ross Point Water District (which takes place today) and KCFR. ITD is seeking ROW for the Highway 41 improvements mostly along the east side where the shopping center will be located and some at Hayden Avenue & Highway 41. ITD requested a major traffic study which is related to the Shopping Center and the Tech Park. The study will determine the access points. There are old annexation agreements with the City that need to be re-negotiated to reflect the results of the NE Quadrant Sewer Study that was completed last year.

A website is being built to market the Tech Park and Shopping Center and the proponent has hired a national site selector real estate expert who specializes in advanced manufacturing data centers. There have been multiple submissions of the project and interest in the area through CDA EDC/Jobs Plus. The local low unemployment rate poses a slight concern, however they look at the overall

Spokane/CDA Metropolitan area and they are also competing with other states. KTEC and NIC have been toured and the principals met with the Administrators to showcase that training center. Site selectors ask for a "Will Serve" letter for sewer, power, gas and fiber. JUB is working with the City on a letter for the sewer which includes careful consideration of providing sewer to the project and it also includes the main force line.

Baltzell asked if there were plans for east/west bound improvements at Prairie Avenue and Highway 41. Marshall stated that portions of Prairie Avenue will be reconstructed in conjunction with the Highway 41 widening. There will be double turn lanes as opposed to the current single lane. The section of Prairie Avenue east of Highway 41 to Meyer is in Post Falls Highway District's jurisdiction who is seeking state/federal funding for a project to widen and improve that section of roadway. The proponent/developer (BGI, Inc.) will be responsible for the improvements on the west side of Highway 41 and Prairie that are adjacent to the Tech Park.

Beyond Green (BGI) acquired land in Rathdrum adjacent to the Bonneville Power and Avista properties with easements to supply power to the Tech Park. The tech park has restricted technology zoning and the Rathdrum property is more traditional industrial zoning which allows a wider use. If an industry comes to the area, the Tech Park can be showcased, if it doesn't work for the industry they can look at the Rathdrum site.

**Commissioner Emails.** At the January Commission meeting Commissioner Clemensen inquired on separate email addresses for the Commission to segregate Agency business from personal business. Legal Counsel stated having a separate email would prevent the hassle of having to sift through personal email if there were a public records request. The need is not as great with this Agency as most emails are cc'd to the Executive Director or are exempt from disclosure.

After discussion, Fountain was directed to collect more information and find out what the advantages are of having separate emails and bring this item back to a future workshop.

Carstensen made a motion to table Commissioner Emails for a future date to be determined, seconded by Coles. Motion carried by voice vote.

**Staff Report.** Fountain reminded Commission of the City Center Development Forum to be held on March 25, 2019 at City Hall and the "Downtown for a Day" which will take place in the Landings on Saturday, May 18<sup>th</sup> from 10 am to 7 pm.

### **Commissioner Comments**

Davis asked if there is a lobbyist for Urban Renewal as there was discussion regarding a bill that is gaining some traction down in Boise. It got pretty heated at the Public Policy Committee last week; she will do some research and pass the information on. Fountain stated the Association of Idaho Cities lobbies on the behalf of urban renewal.

**Adjournment.** Baltzell asked for a motion to adjourn. Commissioner Coles made the motion, seconded by Carstensen. All in favor by voice vote. Meeting was adjourned at 9:08 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman