

POST FALLS URBAN RENEWAL MINUTES

April 19, 2018

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 were Commissioners Larry Carstensen, Len Crosby, Laura Horn and Collin Coles. Commissioners Rich Houser and Jame' Davis had excused absences. Also in attendance was legal counsel Pete Bredeson. Baltzell led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

Chairman Baltzell and Director Fountain attended the ACEC Awards in Boise last week where JUB Engineers won 1st place in the Transportation Category for the Greensferry Overpass. Both JUB and the Agency received a plaque with a photo of the opening ceremony on it.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, March 15, 2018.

Item B is the District Review Committee Minutes, April 12, 2018.

Item C is the payables for the month totaling \$44,573.81.

Item D is the Bank Activity Report which shows total funds in all accounts of \$3,507,139.08 with accrued interest for the month of \$4,781.59.

Item E is the financial reports as of March 31, 2018. The obligation and carryover balances have been updated on the Increment Received worksheet. Also included is the second quarter Budget vs Actual report.

Approval of the Consent Calendar will authorize the transfer of \$4,781.59 accrued interest to the General Fund and a transfer to the Community 1st checking account of \$44,573.81 for general payables.

Commissioner Crosby commented on the minutes from the District Review Committee affirming the importance of providing a closure report highlighting the accomplishments as well as any failures of the City Center District and future districts as they close. It is an excellent opportunity to look back and give those who succeed us a sense of history and something to go on as new districts are formed.

Crosby inquired on the bill for Spencer Street and asked what the date was on the invoice. Fountain stated the date was September of 2015, the bill was from Avista and was sitting in someone's basket at the City and had not been paid. In looking at the file, it was a legitimate charge for relocation of the utility poles on that project. The City paid this in February and invoiced the Agency.

Commissioner Crosby made a motion to approve the Consent Calendar as presented, seconded by Coles. Roll Call: Baltzell – Aye, Carstensen – Aye, Crosby – Aye, Horn – Aye, Coles – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – The March bank statements have been reviewed and approved.

District Review – Fountain stated the committee met last Thursday to review the analysis of de-annexation of some properties in the EPF District which is an action item under New Business. Fountain asked that another meeting be scheduled to create a report on the City Center District as it closes and also to discuss reimbursement criteria for new districts.

Communication, Property and Personnel – Carstensen – nothing at this time.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Tullamore update. Steve White (Copper Basin) distributed maps and provided an update of activities that have been completed in the Tullamore District and pointed out the remaining actions. The residential units in the district should be completed in 2019. At this point there is not a lot of interest in the commercial portion; however the improvements to Highway 41 might create some interest for that area. The City is working on the Park which should be completed this year.

Discussion:

Crosby: Copper Basin stepped into a very difficult situation and has done an excellent job. Is the land between Early Dawn and Highway 41 all zoned Commercial?

White identified the commercial properties on the map.

Crosby: With the improvements on Highway 41 there might be limited access. Would Early Dawn serve as a backage road with a need for traffic signals at Killdeer and/or Hope to accommodate commercial development?

White: There will be a light at Hope and Highway 41. The intersections of Killdeer and Market Loop will be right-in, right-out only. Extension of Early Dawn to Prairie is being reviewed with the City.

Baltzell: Is the 4th addition reserved for a Church?

White: In the PUD it was identified as a civic use or Church. The area is approximate 4 to 5 acres in size.

Authorization to proceed with de-annexation of parcels in the EPF District. Fountain stated there are thirty (30) parcels east of Highway 41 between 12th Avenue and Hope that would need to be de-annexed from the East Post Falls District for improvements to the sewer lift station on 12th Avenue in anticipation of a future district in that area. The incremental impact is \$69,258. In looking at the Greensferry Overpass loan and discussion with the bank, this will not affect our requirements with

them. Two (2) scenarios were sent out where the loan could be paid in full as early as August 2019 or at the latest February 2020. The maturity date of the loan is September 2023.

Commissioner Crosby stated that parcel 30, which is where the lift station is located, could be paid from monies in the EPF district after the loan is paid off. There could be a significant amount of funds accumulating in the EPF district if Commission chose not to close it early which could be used to make some preliminary improvements to that lift station. Crosby recommended as we move forward with the de-annexation, the possibility of that should be reviewed.

Commissioner Carstensen made a motion to proceed with the process of de-annexation as presented, seconded by Crosby. Motion carried by voice vote.

STAFF REPORT

Fountain stated the Ordinance to close the City Center District was passed at the April 3rd Council meeting. It has been recorded and sent with a letter to the State Tax Commission, County Clerk and County Assessor.

Jim Watson and Rob McComb (Expo District) stopped by and stated a lot had been sold in the industrial portion of that district. There has been interest in 20,000 sq. ft. building(s) for lease or sell and none available, so they are looking into building some spec buildings in the area. Mr. Watson indicated that Jacklin Road to Beck Rd is anticipated to be complete by June 1st and Expo Parkway to the western boundary of the district in July.

Reimbursement requests are expected in the next month or two from Center Point Partners for the lift station improvements and also from Todd Prescott for Expo Parkway West where Pointe Apartments are located.

EXECUTIVE SESSION

Commissioner Carstensen made a motion to enter into Executive Session for the following purposes pursuant to Idaho Code Section 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent or public school student. And further that no final action or making of any final decision shall be made in the Executive Session, and that the Executive Session shall last no longer than fifteen (15) minutes. Seconded by Coles. Roll Call: Baltzell – Aye; Carstensen – Aye; Crosby – Aye; Horn – Aye; Coles – Aye. Motion carried.

After returning to regular session, Commissioner Coles made a motion to amend the Agenda to add action to be taken relative to the Executive Session, seconded by Carstensen. Motion carried by voice vote. The good faith reason for amending the Agenda is a final decision is needed on the matter discussed in Executive Session.

Commissioner Crosby made a motion to amend the existing budget to utilize a portion of the contingency to grant the Executive Director a one time performance bonus in the amount recommended by the Commission in Executive Session. Seconded by Coles. Motion carried by voice vote.

COMMISSIONER COMMENTS

Coles asked legal counsel what determines a roll call vote versus a voice vote. Bredeson stated for URA's there is no clear cut rule, so the URA follows what Cities would do which, by Statute include a roll call vote on contracts, resolutions, ordinances and going into Executive Session.

CHAIRMAN COMMENT

Baltzell congratulated Commission for the recognition on the award that JUB won for the Greensferry Overpass which will hang on the wall in the PFURA office. Commissioner Carstensen requested an additional plaque to be displayed at City Hall.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Carstensen. All in favor by voice vote. Meeting was adjourned at 8:58 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman