

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

**April 24, 2018 – Chamber Conference Room**

CALL TO ORDER, ROLL CALL

Chairman Jerry Baltzell called the meeting to order at 8:00 a.m. Director Diane Fountain called the roll. Present in addition to Baltzell were Commissioners Larry Carstensen, Len Crosby, Rich Houser, Collin Coles, and Jame' Davis. Commissioner Laura Horn had an excused absence. Also in attendance was Pete Bredeson, Shelly Enderud, Bill Melvin, Warren Wilson and Brad Marshall.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

**District Boundary Discussion.** Director Fountain expressed the need to define the boundaries for the proposed new district in order to proceed with the process and being able to meet the timeline established. Bill Melvin, City engineer presented a map of the Northeast portion of the City which encompasses the area from 12<sup>th</sup> Avenue north to Hayden Avenue and just west of Charleville Rd east to Meyer Rd. Included in the boundaries are some County parcels adjacent to the Foxtail Development that are anticipated to be annexed into the City for development in the near future. Also included is the property north of Prairie Avenue where the rail line is located that serves AmeriGas which will be eliminated in conjunction with the Highway 41 improvements. The City is looking for funds to acquire the ROW through that area and extend the Prairie Trail system and would like it included in the district. Melvin stated one area that was left off on the map was the City Park on the south side of Prairie Avenue that the City would also like to include.

**Discussion:**

*Coles:* What is the benefit of including the City Park on the south side of Prairie?

*Melvin:* The Park will not provide increment, but it would provide the opportunity for the Agency to assist with improvements within the park.

*Baltzell:* It isn't tied to the Tech Park other than being across the street.

*Melvin:* It would make the area more attractive from an economic development standpoint.

*Davis:* Will it be privately funded?

*Enderud:* It will be a public City park and will be funded primarily with impact fees and general fund taxes.

*Baltzell:* We need to focus on keeping the boundaries to support the Tech Park and not getting too far out into future expansions, such as the foxtail development and properties north of that, the City Park does not fit in with the purpose of this district.

Discussion continued on minimizing the number of county parcels to be included in the district boundaries and still make this district successful with the ability to provide funding for the necessary sewer improvements that were outlined in the NW Quadrant Sewer Study performed by JUB. The most crucial county parcels are east of Highway 41 to Fennecus between Poleline and Horsehaven.

Melvin stated a surcharge is currently being charged for the sewer improvements, the amount collected to date is between \$300,000 and \$400,000 – those monies would be used to help fund the equalization basin located on 12<sup>th</sup> Avenue. Melvin stated the City would like to eliminate the surcharge if a URD is formed which would spur development in that area.

Enderud stated Council has been updated on the new district and boundaries and they were okay with what is being proposed.

Fountain stated boundaries need to be identified so that a feasibility study can be completed. The Agency cannot start writing the Plan without the feasibility study, it is very important to get an initial boundary established to enable us to move forward.

There was consensus from Commission to proceed with the boundaries as outlined on the map that was presented.

**De-Annexation Process.** Fountain presented the timeline for de-annexation of 30 parcels in the East Post Falls (EPF) District. Requirements for this process will include JUB providing a meets and bounds description of the parcels, Bond Counsel to create an Amendment to the Note Purchase and Security Agreement which would be signed off by WTB as well as a revised UCC filing to remove the properties de-annexed from the security pledged to WTB. Crosby noted paying the loan off as early as August 2019 would not only be a savings in interest but also enable the south and central portions of EPF to be closed early.

**Staff Report.** The Fourth Avenue parking lot will be contracted out by the City with completion by the end of the calendar year. The Agency will pay out any costs incurred (up to \$100,000) for that project if received prior to the close of the City Center District.

**Commissioner Comments.** Crosby inquired on the parcel in the City Center District on Railroad Avenue. Enderud stated the City has title to the property and will hold off on moving forward with re-development of it until a district is formed in that area.

**Adjournment.** Baltzell asked for a motion to adjourn. Commissioner Houser made the motion, seconded by Carstensen. All in favor by voice vote. Meeting was adjourned at 9:20 am.

Respectfully submitted,



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Diane Fountain, Executive Director



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Jerry Baltzell, Chairman