

**Joint Workshop - POST FALLS URBAN RENEWAL/CITY COUNCIL Minutes
June 28, 2018 in the basement conference room @ City Hall**

CALL TO ORDER, ROLL CALL

Mayor Ron Jacobson called the meeting to order at 8:00 am. Council members included Alan Wolfe, Steve Anthony, Lynn Borders and Linda Wilhelm. PFURA Commissioners included Jerry Baltzell, Larry Carstensen, Len Crosby, Laura Horn, Rich Houser, Collin Coles and Jame' Davis. Also present were Shelly Enderud, Diane Fountain, Pete Bredeson, Warren Wilson, Alivia Metts, Ellery Howard, Brad Marshall, Philip Wirth, Vicky Jo Carey, Nancy Hampe, Mark Latham and James Steffensen, Bill Melvin, Shannon Howard, Dave Fair, and Bob Flowers.

Brad Marshall provided a brief overview of the project area for the Technology Park and the boundaries of the Post Falls Technology District which includes the Foxtail development. The emphasis of using urban renewal allows for funding of infrastructure including sewer, water, roads etc. It will allow the developer of the Tech Park to be nationally competitive. Currently surcharges are being collected for sewer improvements, which is a significant disadvantage for the Tech Park and proposed shopping center.

Brief overview of Feasibility Study. Alivia Metts reviewed preliminary conservative figures for the tech park infrastructure being \$37.4M. It does not include future traffic signals at Charleville Rd & Prairie Ave and Cecil Rd & Prairie Ave which are estimated at an additional \$1.2M. After Highway 41 is reconstructed a shopping center would be built on the NE corner of Prairie and Highway 41. Development will start occurring in 2022. The current assessed value is \$56.9M which would be the "base value". Tax increment generated by the Tech Park at 50% buildout would be \$4.3M and \$8.4M at full buildout per year. The number of jobs created which include a data center would be 7,860 and without a data center would be 10,260 at full development.

DISCUSSION:

Collin Coles: Does the \$38M include infrastructure outside of the Tech Park?

Alivia Metts: The numbers only reflect the Tech Park.

Brad Marshall: There is infrastructure in the Foxtail development that is not included (arterial roads and sewer infrastructure). Reimbursement for those will be a policy decision made by the Agency.

Len Crosby: We are only dealing with one proponent in this district. Sharing of increment would be a business decision between the proponent and Foxtail developer.

Marshall noted this is an early snapshot of the Tech Park; the numbers will be adjusted as the City engineer reviews them. The final feasibility study will be an appendix to the Urban Renewal Plan. The intent of this meeting is to have Council and Commission in the same room and make sure everyone is on the same page.

Mayor Jacobson: This has come before P&Z and Council three (3) times. The Tech Park will create a great number of jobs; it appears that the first phase is now going to be a shopping center with the Tech Park in seven (7) years.

Philip Wirth: We are doing our best to put it down on paper. Being conservative, the numbers were documented this way, but it probably will move forward differently with the Tech Park construction starting sooner.

Jerry Baltzell: All the utilities are in place where the shopping center is being proposed.

Philip Wirth: The tech users want close proximity to shopping and restaurants.

Collin Coles: Since we are working with an entire district, not just the tech park it would make sense to have a list of the types of infrastructure improvements that are above and beyond the normal cost of development to make the whole district function.

Alivia Metts: Those improvements will be outlined in the final feasibility study which will be completed by July 13, 2018.

Brief Overview of Sewer Study and Financing Plan. Bill Melvin reviewed the current city master plan, noting the City would like to reduce the current surcharges. A study done by JUB and the City extends the trunk station and force main beyond 2032. Funds are being collected now and set aside for that purpose. There is a sewer line along the east side of Highway 41 that will be constructed in conjunction with the Highway 41 improvements. As development occurs the Meyer line would need to be constructed.

Mayor Jacobson: Have the developers of Foxtail been included? Does it meet their requirements?

Brad Marshall: They partnered with JUB on the sewer study and are very aware of urban renewal.

Alan Wolfe: What is the cost for the 12th Avenue lift station and force main?

Bill Melvin: \$8M and the EQ Basin and piping are \$2.1M, the Tullamore upgrade is \$108,000 and the Highway 41 trunk line is around \$700,000. The first phase would include the EQ Basin, Highway 41 line and Tullamore lift station with the proposed Tech Park. The additional line along Meyer and the alternative Meyer south line have a \$5,000 surcharge per service unit to be built in the future. The City would ultimately like to get rid of the surcharges. There is approximately \$300,000 that has been collected for the 12th Ave. lift station and force main. Those monies will pay for design of the 12th Avenue lift station. The City will continue to collect surcharges for that portion of sewer upgrades.

Timeline for Plan Adoption:

Annexation: To City Council on July 17th.

Eligibility/Deterioration: The URA passed a Resolution on June 12 which will go to City Council on July 17th.

De-Annexation of EPF parcels: Council will hold a hearing on July 17 and pass an Ordinance.

County Participation: Warren has been in contact with the County. Staff met with BOCC on May 8th where the Commissioners gave a verbal agreement to the Transfer of Powers Agreement. Attorney Pat Braden is putting documents together for adoption.

Meetings with Taxing Districts: Brad Marshall, Philip Wirth and Diane Fountain will be meeting with the individual taxing districts sometime after August 1.

Chairman Baltzell expressed the importance of keeping things on schedule to enable the proponent to move forward with the project. This project will be the biggest thing that has happened in our region, it will change the face of western Kootenai County.

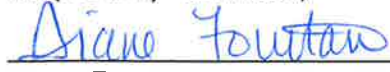
Commissioner Crosby stated there is great support and collaboration between the City and URA.

Mayor Jacobson acknowledged that urban renewal is a great tool and thanked JUB and Philip Wirth on such a great project. Jacobson acknowledged both URA and City staff for spearheading this and working together.

ADJOURNMENT

Meeting adjourned at 8:48 a.m.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman