

POST FALLS URBAN RENEWAL MINUTES
December 12, 2017

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, Collin Coles and Jame' Davis. Also in attendance was legal counsel Pete Bredeson. Commissioners Rich Houser and Tom Malzahn had excused absences. Baltzell led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

Chairman Baltzell announced the Officer Elections for Chairman, Vice-Chairman & Treasurer will take place at the beginning of the January 18, 2018 meeting. The Committee appointments will be made subsequent to that.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, November 16, 2017.

Item B is the payables for the month totaling \$9,279.29.

Item C is the Bank Activity Report which shows total funds in all accounts of \$3,513,623.44 with accrued interest for the month of \$2,725.64.

Item D is the financial reports as of November 30, 2017.

Approval of the Consent Calendar will authorize the transfer of \$2,725.64 accrued interest to the General Fund and a transfer to the Community 1st checking account of \$9,279.29 for general payables.

Commissioner Crosby made a motion to approve the Consent Calendar as presented, seconded by Carstensen. Motion carried by voice vote.

COMMITTEE UPDATES

Finance & Policy – Crosby – Committee will meet December 20th at 2 pm to review the draft Audit. Committee has the November statements to review.

District Review – Coles - Nothing to report.

Communication, Property and Personnel – Carstensen – The copy machine is now owned by the Agency. A press release announcing the RFP and 2017 Agency highlights was distributed for review. It will follow the placement of the legal advertisement.

Commission Crosby asked if there had been any proposals for the Landings site. City Administrator Shelly Enderud stated a sale that was going through due diligence fell through. The listing agents are going to meet with the City and Community Development after the first of the year to discuss the development of that property. There is a lot of difficulties in developing that land with the current status of approvals that are on it. The goal is to put together a list of items that need to be addressed, making it simpler for any future proposals.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

RFP Discussion – 310 N. Spokane Street. Baltzell stated that City Council approved the RFP last Tuesday. Fountain stated the RFP, City Center Master Plan and SmartCode will be posted to the Agency website as well as the City's and advertised on Channel 13. Enderud will also send it out to those who have shown interest in the property in the past.

Commissioner Crosby made a motion to approve the RFP along with the Press Release, seconded by Coles. Motion carried by voice vote.

NEW BUSINESS

None

STAFF REPORT

Fountain stated the draft Audit was received on Friday. After adjusting journal entries are made and the MD&A has been prepared, Finance Committee will meet next Wednesday to review it. After Finance Committee reviews the Audit it will be sent out to all Commission members for review. The Audit will be presented at the January Commission meeting.

Fountain provided an update of the activity in the Expo District. Creative Way is almost complete; there are a few items that need to be addressed prior to final approval by the City, which should be the end of December. A portion of Jacklin Road has been paved and grading has started on Expo Parkway.

COMMISSIONER COMMENTS

Crosby asked if there had been any new information on new districts. Fountain stated she has been in contact with Brad Marshall and they are moving ahead with a feasibility study. A sewer study has to be completed prior to the annexation of the property. The City is also working on a feasibility study for the City Center district.

Crosby was speaking to Senator Souza who heard that Ryan Armbruster is consulting with the City of Rathdrum in forming an urban renewal district (URD). Armbruster told the City Council to go

back the last ten (10) years of their meetings and see if they had ever discussed formation of a URD. By doing that, they could avoid the new requirements which states that any new urban renewal agency must go to a public vote. Souza feels if the City does that, they are violating the new law and she will be looking into that for the upcoming legislative session. Existing agencies are grandfathered in, but any new cities that want to create an urban renewal agency have to be put to a vote. First, it was written that prior to formation of any new "district" required a vote and that got changed to creation of an "agency" had to be voted on. Rathdrum hasn't done that step. They have a Commission but it was not taken to the voters and it was formed after the law was in effect.

CHAIRMAN COMMENT


Baltzell asked for input with the situation with the Landings. Is it something the Agency should work with the City on to move it forward somehow? Possibly by forming a new district and do whatever needs to be done to market the property? If we get a good proposal on the RFP, it could be a boost for further development in the Landings as well. Commissioner Crosby stated that is a great idea, however in order to get a bond or loan the Agency would have to show projected increment which as a new district there is none.

Baltzell stated it is a blighted area and would be a good project to work on with the City. Enderud will email the cost of the property and we can revisit this item at a future meeting.

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 8:22 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman