

POST FALLS URBAN RENEWAL MINUTES

December 15, 2011

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Bobbi Rollins called the meeting to order at 7:00 a.m. Executive Director Tom Lien called the roll. Present, in addition to Chairman Rollins were Commissioners Larry Carstensen, Jerry Baltzell, Tim Short and Hilde Shetler. David Holloway and Peter Smith had not yet arrived.

Commissioner Carstensen led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS. Chairman Rollins delayed this item until all Commission members were present.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Lien introduced the Consent Calendar. All Commissioners had been given a packet of information for the meeting including the reviewed and edited November 17, 2011 Commission meeting minutes. Provided also were the payables for the month totaling \$37,205.60.

The financial statements as of November 30 are as printed from the in-house QuickBooks accounting system and will be posted to the Agency website. Be it noted that Commissioner Holloway arrived.

The Bank Activity Report shows total funds in all accounts of \$5,860,578.39 with accrued interest for the month of \$1,701.01.

Approval of the Consent Calendar will authorize the transfer of \$1,701.01 accrued interest to the General Fund and transfer to the INB checking account of \$37,205.60 to pay the payables.

Carstensen made a motion to accept the Consent Calendar as presented, seconded by Short. Roll Call: Carstensen – Aye; Baltzell – Aye; Holloway – Aye; Rollins – Aye; Short – Aye and Shetler – Aye. Motion carried. Be it noted that Commissioner Smith arrived.

CITIZEN COMMENT

None

CEREMONIES, APPOINTMENTS and ANNOUNCEMENTS

Mayor Larkin thanked the Commissioner's for their service and acknowledged Peter Smith who has served with the highest integrity. Smith's appointment ends December, 2011. Larkin announced that Samantha Babich, the director of administrative services for KCFR will replace Smith as a Commissioner. Mayor and Council thanked Smith for his service and presented him with a letter of thanks.

Larkin announced there is a legislative sendoff this afternoon. Formation of a dry port district is in process. In 2-5 years a regional dry port district could be formed with Washington State which would encourage businesses to come in and build in the dry port district.

UNFINISHED BUSINESS

City Center Corridor Plan Agreement (CCCP). ED Lien stated the CCCP Agreement provides the basis between the Agency and City for expensing the \$10,000 that was approved at the November Commission meeting for developing preliminary costs and concepts for the four CCCP projects. The agreement has been reviewed by staff and legal counsel. There is no time frame stated in the agreement, however the preliminary costs and concepts should be completed within 90 days.

Baltzell made a motion to accept the CCCP Agreement as presented. Seconded by Smith. Roll Call: Carstensen – Aye; Baltzell – Aye; Holloway – Aye; Rollins – Aye; Smith – Aye; Short – Aye and Shetler – Aye. Motion carried

NEW BUSINESS

PERSI Contract. Staff has been in discussion with the Public Employee Retirement System of Idaho (PERSI). It has been determined that the Agency is an eligible employer unit. The Agency is not required to join this program; however ED Lien recommended doing so.

Baltzell stated he feels this is a long term investment in a quality employee; it puts her on par with other city, county and state employees.

Smith noted that when committee met it was assumed that it was mandatory to join PERSI so there was not a lot of discussion and acknowledged that now is the appropriate time for the Commission to consider this.

Baltzell made a motion to approve the PERSI Contract and add this benefit to the employee. Seconded by Short. Roll call: Carstensen – Aye; Baltzell – Aye; Holloway – Aye; Rollins – Aye; Smith – Aye; Short – Aye and Shetler – Aye. Motion carried.

Order of Approval for Payment – Center Point District. The Agency has received and reviewed the initial proponent request for reimbursement and has determined that further discussion will be necessary to agree on a firm and final amount. The total will be in excess of \$6,000,000. Currently the Agency has \$214,307.17 available from tax increment.

Smith made a motion to approve the Order of Approval for Payment and authorize issuance of a check to The Pointe, LLC in the amount of \$214,307.17. Seconded by Shetler. Roll Call vote: Carstensen – Aye; Baltzell – Aye; Holloway – Aye; Rollins – Aye; Smith – Aye; Short – Aye and Shetler – Aye. Motion carried.

STAFF REPORT

ED Lien stated staff is waiting for a status report from the IDEQ on the French Cleaners site.

There was an Urban Renewal / Legislator Workshop on December 12, 2011 at which five (5) legislators and eight (8) representatives from four (4) urban renewal agencies were present. The workshop provided an opportunity for legislators and urban renewal representatives to discuss how urban renewal works in the different communities and the differences between working with the City as a proponent on various community improvement projects and a specific developer who is building out a 100 to 400 acre property for large scale development. Part of the discussion was about oversight by the agencies and the new Redevelopment Association for how districts are formed and for what purpose. The other part was focused on job creation in new districts.

Tentative dates for the 2012 strategic planning session are either Tuesday, March 6th or Thursday, March 8th. This would also provide for a public forum. Rollins suggested sending information to Samantha for her input. Once a date has been determined Lien will put together a schedule.

Baltzell asked if any new information has been received on Spencer Street or the Highway 41 Trail. ED Lien stated there is no update on the Highway 41 Trail project. Eric Keck, City Administrator stated that City staff is meeting with the LLC on Spencer Street ROW acquisition on December 20th.

COMMITTEE UPDATES

Finance – Baltzell – November financial statements were reviewed and approved. Laima Swanson has completed her field work on the 2011 audit. East Post Falls was discussed and projections will be reviewed at the next meeting. The Police Department is working with pharmacies to provide funding for a medicine drop box and the Center Point Reimbursement Request was discussed.

District Review – Rollins – Need to schedule a meeting date.

Personnel, Property and Communications – Smith – Met and discussed the PERSI contract.

COMMISSIONER COMMENTS

Smith thanked the Mayor for appointing him 3 ½ years ago, it has been an invaluable learning experience. Smith thanked Rollins for her leadership and has enjoyed working with all the Commissioners. He also thanked staff for their work in keeping the Commission running smoothly and providing the necessary information in a timely manner. Urban Renewal does not create jobs; it creates the opportunity for jobs to be created. Keep this in mind when focusing on a project – public art and better streets can bring employers to a city indirectly because of the improved look of the community. Post Falls has been very good at developing the industrial core that it needs to support those businesses and at some time the focus will shift to create public spaces that will attract more employers. Smith encouraged the Commission as it moves forward to think big and be patient. Urban renewal takes time and he will continue to be an advocate for Post Falls and the Commission. PFURA has good plans, good vision and good leadership; it has been an honor to serve.

Shetler stated she has enjoyed working with Smith and has learned a lot from him and wished him good luck in his new endeavors.

Baltzell asked if there were any news on the project along Highway 53. Lien stated that annexation has not taken place yet.

Carstensen inquired on the Beck Road interchange. Mayor Larkin approached and said that once dirt starts moving, hopefully in 2012 the City will be busy issuing building permits. There is a lot of interest from companies that wish to locate in that area.

CHAIRMAN COMMENT

Rollins thanked Smith for his role as Commissioner and presented him a plaque in recognition for his service.


ADJOURNMENT

Rollins asked for a motion to adjourn. Commissioner Smith made the motion, seconded by Short. All in favor by voice vote.

Respectfully submitted,



Thomas Lien, Executive Director



Bobbi Rollins, Chairman