

POST FALLS URBAN RENEWAL MINUTES

May 19, 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, Dave Holloway, Peter Smith, Tim Short and Hilde Shetler. Commissioner Jerry Baltzell had an excused absence.

Chairman Rollins asked Commissioner Short to lead the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

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 April 21, 2011 minutes. Provided also were the payables for the month totaling \$9,452.53 which are normal monthly operating expenses.

The Bank Activity Report shows total funds in all accounts of \$4,604,119.67 with accrued interest for the month of \$3,125.36.

The financial statements as of April 30 are as printed from the in-house QuickBooks accounting system and will be posted to the Agency website.

Approval of the Consent Calendar will authorize the transfer of \$3,125.36 accrued interest to the General Fund and transfer to the INB Checking Account of \$9,452.53 to pay the payables.

Smith made a motion to accept the Consent Calendar as presented, seconded by Carstensen. Motion carried by voice vote.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

STAFF REPORT

ED Lien stated the Agency approved an MOU with the City in March to move forward with the Spencer Street project. An Agreement with an outside engineering firm has been reviewed by City and Agency legal counsel and approved. The next step will be to provide an offer letter for purchase of right of way based on appraised value, which would indicate the approximate square footage necessary. The owner group of the largest parcel is an LLC made up of a group of members who will meet in a week or so to vote on accepting the offer. Then the City would receive a letter of intent committing to making the property available on these terms. Once the letters of intent are all received, an appraisal will be ordered. Upon receipt of the appraisal and final acceptances of value by all parties, deeds will be executed and placed into escrow subject to receipt of funds prior to recording. Commissioner Holloway asked ED Lien to walk through the steps on acquiring the right-of-way. Lien stated that if the Agency purchases real property, there has to be a value established by an appraisal. Agency then prepares an Agreement with the property owner prior to obligating any funds relative to the right of way, which is 70 feet in width plus a 10 foot utility easement. Typically owners on both sides of the roadway donate right-of-way, however in this instance all of the ROW is coming from Albertsons and Ross Point LLC and they are not willing to donate the land. It is written in the MOU that Agency may compensate for a portion of the ROW. The City will negotiate the terms with the property owners, as approved by the Agency. The current proposal to the property owners is for the City to purchase 30 of the 70 feet, resulting in a donation of 40 feet. Following acceptance from the property owners, they will issue a letter of intent to provide the deeds. Agency would then pay for the appraisal of the property value. Per City Engineering staff the current value ranges from \$2.50 to \$4.50 per foot. If the parties do not accept the offer of compensation, then the City and the Commission would reevaluate options.

Smith requested clarification of his understanding that the property owners and the City were negotiating terms of an agreement to move forward with an appraisal. Agency then reviews the agreement and determines whether or not it meets the LLC's request for compensation of the appraised value. ED Lien stated that in a meeting with three of the members of the LLC, they are accepting the usage of the appraisal value. Smith stated it is to his understanding, once the appraisal process is complete it is between the City and the property owner and the City has to find a way to fund the purchase. At this point, the City will put together an agreement contingent with the Agency to fund the project. The agreement then goes to Commission for approval. Smith asked if there is anything at this point that obligates the Agency to put money forward. Lien stated the Agency is obligated through the MOU to provide partial payment of the appraised value.

Short inquired on the total square footage of the necessary ROW. Lien will email the project costs of the Spencer Street project to the Commissioners.

Carstensen asked if the City had money set aside to use on this project. Lien stated there were impact fees that have been collected and the amount available will be used from 3rd Avenue south to 2nd, which is outside of the EPF District.

There was a meeting yesterday on the Highway 41 Trail. JUB is finalizing the collection and review of field data. The design concepts will require approval from the Idaho Transportation Department. The Geotech firm will complete test holes and borings, followed by meetings with utilities advising them of the project scope. They will work through the process and make the determination whether there will be any necessary relocation of underground utilities.

There is not much to report on the Greensferry Overpass. ITD and CH2MHill have completed the post-processing of the traffic model for 2035 to justify a decision on an interchange. At a KMPO meeting on May 5th, Damon Allen stated that the project should be at a decision point very soon.

The Federal Highway Administration is almost finished with their work on the Beck Road Interchange and should be out to the public in June. It is anticipated that the FONSI will be completed by the first of August. Damon Allen stated his understanding is that Four Square Properties wants to use the design build process and expect to see dirt being moved by August.

As you drive by the Bridge on I-90 at the Stateline, there is much progress being done, with completion possibly in October.

Chairman Rollins stated that driving west on I-90 you can see the work being done on Love's Travel Stop.

Smith inquired on the status of the \$7 million reimbursement request from Four Square. Lien has met with Matt Gillis of Welch Comer and there are numerous questions regarding the submittal. A memo was sent to Erich Grosse of Four Square and a meeting is set for May 23 to review the submittal. The request will be brought back to Commission once additional information is received to qualify a dollar amount for reimbursement. Smith stated that it is the responsibility of the developer to submit a complete package; it is not up to staff to try and put the pieces together for them. The taxpayer is the one who is funding these projects; it is the developer's responsibility to put the reimbursement together in the proper order. It is unfair for the developer to expect staff to figure out and put together the pieces of the submittal. Smith feels that it needs to be expressed to Four Square that it needs to help us do our job not the other way around, the Agency is assisting it with tax payer dollars, and Agency should not be incurring engineering fees to put their book together. Four Square should be able submit a reimbursement that staff can understand.

Smith asked for an update on the Centennial Trail. Lien stated that the City Engineer is talking to Bob Templin regarding a small easement on 15,000 square foot triangular piece of property. Bill Melvin has met with Kootenai County Commissioner Todd Tondee about getting an easement on a strip of property near the Licensing Department. This is still in the discussion stage. If Mr. Templin gives the Agency an easement, it will make the property unusable for him, therefore he is requesting the Agency buy his entire piece of property and use the land to put in a bench and make this location a stopping place for trail users.

COMMITTEE UPDATES

Finance – Holloway – nothing to report.

District Review – Rollins – Committee discussions have been focused on Spencer Street, the 3 on 3 Committee and East Post Falls. There is nothing to take action on at this point.

3on3 – Carstensen – Larry stated the 3 on 3 meeting included Collin Cole and Terry Werner. Most of the discussion was regarding The Landing with updated photos of the site and ideas of what the City would like to see happen that might jog additional movement from Mr. Green. Lien clarified for the viewing audience that the 3 on 3 Committee is comprised of 3 City Council members and 3 Agency Commissioners, no decisions are made only discussion on projects that might be taken to Commission for approval. There was lengthy discussion on using some vacant land adjacent to Railroad Avenue for a Farmer's Market. It would require minimal Agency funding to develop a Farmer's Market and make public parking available. Carstensen said this is a good year to look at all the options; it would be a great time to begin the process and have a project start next year.

Personnel Property and Communications – Smith – The Committee will meet May 24th @ 7 am. Carstensen asked how many hits the Agency video has received. Lien will get the statistics of that and the number of visits to the website to all the Commissioners.

COMMISSIONER COMMENTS

None

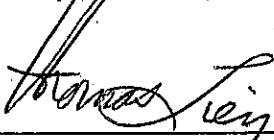
CHAIRMAN COMMENT

Thank you to staff, your work is appreciated. Lien stated there have been requests to put the District Plans on the website. Staff has added the City Center Plan which will be reviewed by the Personnel Property and Communications Committee.

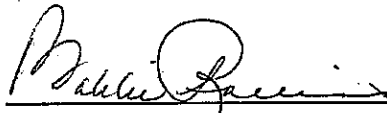
ADJOURNMENT

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

Respectfully submitted,



Thomas Lien, Executive Director



Bobbi Rollins, Chairman