

POST FALLS URBAN RENEWAL MINUTES

February 17, 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, Dave Holloway, Peter Smith, Tim Short and Hilde Shetler.

Chairman Rollins asked Commissioner Shetler 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 January 20, 2011 minutes. Provided also were the payables for the month totaling \$1,241,762.87 which are normal monthly operating expenses, semi-annual proponent reimbursement payments of \$980,544.41 and a payoff of \$249,272.98 on the Center Point District Water Tower loan. If the loan is paid off now versus continuing making monthly payments, it will cost the Agency approximately \$18,147 in lost interest earnings on the savings. The carry cost on the loan interest would be approximately \$29,553.71, leaving a net gain of \$11,406.

The Bank Activity Report shows total funds in all accounts of \$6,698,524.96 with accrued interest for the month of \$2,626.57.

The financial statements as of January 31 are as printed from the in-house QuickBooks accounting system and will be posted to the Agency website. Approval of the Consent Calendar will also authorize the transfer of accrued interest to the General Fund and transfer of \$1,241,762.87 to the INB Checking Account to pay the payables.

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

CITIZEN COMMENTS

Fred Ebel residing at 1206 S. Riverside Harbor Drive in Post Falls approached the Commission to express his concern that the City of Post Falls will lose revenue if the life of the East Post Falls District were to be extended. Mr. Ebel stated he would also like to see changes on the Agency Website to include proponent names and updated information.

UNFINISHED BUSINESS

None

NEW BUSINESS

PSOPA – The Pointe, L.L.C. Recommendation has been made from Finance Committee for approval of a Project Specific Owner Participation Agreement for the The Pointe, L.L.C. at Center Point. The document has been reviewed by the Finance Committee and Agency attorney, Mr. Bredeson. Holloway had a couple of points for discussion from the Finance Committee. If the document is in place, there is an Exhibit "D" which has a couple of examples of things that were discussed and the finance committee wants to make sure as this moves forward that the proponent fully understands the areas of concern. Areas that would require more time be spent looking at, include the following:

- 1) The Park-n-Ride. Currently, this may or may not be in the best location. The Agency will request a vision statement of what a park-n-ride really should look like and do.
- 2) Financing Costs. The Agency requires a list of statements from the Proponent's financial institution.
- 3) Line Item – Supervision. This item might be a soft cost.

Commissioner Baltzell made a motion to accept the Center Point Project Specific OPA as submitted, seconded by Carstensen. Roll call vote: Carstensen - Aye, Baltzell – Aye, Holloway – Aye, Rollins – Aye, Smith – Aye, Short – Aye, Shetler – Aye. Motion carried.

OLD BUSINESS

FY 2010 Annual Audit. Miss Laima Swanson from Clark, Anderson and McNelis CPA firm presented the Agency annual audit.

Committee Change. The City Center Committee is essentially the same as the 3 on 3 Committee. Currently City Center is the only District that has a separate Committee. Short made a motion to eliminate the City Center Committee and remove it from the Committees and Members roster, seconded by Smith. All in favor by voice vote.

STAFF REPORT

ED Lien thanked Laima Swanson for conducting the Agency annual audit. The audit went very smooth and communications between staff and Auditor were good.

Lien gave a brief update of the ZolMedia Contract. Schedules between ZolMedia and Agency staff have not provided the opportunity to get together for three hours for conversion and training time on the new web site. It is anticipated that training will take place next week and then the process of updating information will begin.

Regarding the Highway 41 Trail Project - On February 11th, City Engineer Bill Melvin advised that he had reviewed and commented on JUB's proposed scope of services. JUB is currently having their services scope reviewed by ITD and once that is complete, JUB will be able to finalize their scope and associated fees. That will go back to City Council for approval and then to our Commission.

Harry Green, the proponent at The Landing has provided a request for reimbursement that has been reviewed by our outside engineering firm Welch Comer and a recommendation has been made as to the amount of reimbursement for Phase I. The recommendation needs further discussion with Mr. Green. Finance Committee will review and make a recommendation for approval of an Order for Payment.

COMMITTEE UPDATES

Finance – Holloway – The audit will be posted on the website. Commissioner Baltzell acknowledged that the change from outside accounting to “in-house” has proved to be beneficial to the Agency.

District Review – Rollins – The Committee met and the points of discussion included The Pointe OPA, projects in City Center and projects in East Post Falls.

Personnel Property and Communications – Smith. The committee met and discussed the following:

- Commission Meeting time change. After discussion the committee recommends to leave the Commission Meetings as they are.
- Website Review. Once the new website is up and running, staff will be making the necessary changes to update information.
- Legislative Bills. There are a large number of bills regarding Urban Renewal this year and the committee will be monitoring them.
- Newspaper Article. There was an article that was written by a reporter who was part of the same organization that presented an expert who testified in Boise on Urban Renewal. It appeared to be a report on itself. It was a front page article being an unbiased report, but it actually seems to be an editorial not a news article. If the legislature chooses to change Urban Renewal laws, they change the laws, there is nothing we can do about that. The Agency will continue doing business the best we possibly can with taxpayer dollars.
- Staffing adjustments. The Committee approved up to 20 hours per month for 2 months in order to complete the website update.
- Facebook. Smith suggested the Agency consider getting a Facebook page.

COMMISSIONER COMMENTS

Commissioner Baltzell thanked Mr. Ebel for coming to the meeting and expressing his views and that his concerns were discussed during the meeting.

CHAIRMAN COMMENT

All Commissioners have been provided with contact information of Legislators. If anyone has a specific issue, please contact the Legislators.

Rollins and Shetler attended a real estate forum put on by Coldwell Banker/Schneidmiller Real Estate last week. They spoke of the Post Falls Urban Renewal Districts where the Agency received a lot of exposure in economic development. The keynote speaker, Charlie Nipp emphasized the economic climate here and what great jobs the LCDC and PFURA were doing.

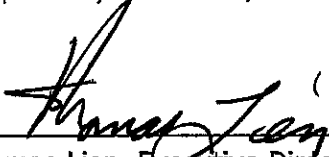
Thank you to staff for continued hard work and attention to detail.

ED Lien met with the principals of Stateline, LLC and they were very complimentary of the Post Falls Urban Renewal and the City's support of their development.

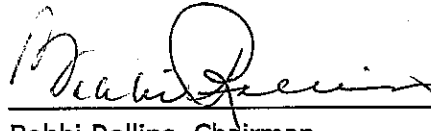
ADJOURNMENT

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

Respectfully submitted,



Thomas Lien, Executive Director



Bobbi Rollins, Chairman