



District Review Committee
January 3, 2023 – 3:00 p.m.
Chamber Conference Room
201 E 4th Avenue, Post Falls, ID

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comments
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
4. Preliminary District Closure Report – Center Point URD
5. Preliminary District Closure Report – East Post Falls URD
6. Review Existing Districts
 - a. Post Falls Technology
 - b. Pleasant View
 - c. Downtown
7. Discussion – Future Urban Renewal District Naming
8. Committee recommendations for Commission – **ACTION ITEM**
9. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

East Post Falls District Closure Report

The East Post Falls (EPF) Urban Renewal District was officially established with the recording of Post Falls City Ordinance #1017 on December 18, 2002. It was formed under the deteriorated and competitively disadvantaged border community area designations as authorized by Idaho Code Title 50, Chapters 20 and 29. The EPF District initially consisted of 469 gross acres, generally located around Interstate 90 and State Highway 41, and having a ten-year term.

The EPF District Plan was amended with the recording of Post Falls City Ordinance #1093 on December 21, 2005. The amendment extended the term an additional 10 years and revised the district boundary to include an additional 503 acres located northward along State Highway 41. The district was now identified as being composed of the original area (469 gross acres) known as the "South" sub-district, the "Central" sub-district (261 gross acres), and the "North" sub-district (242 gross acres).

The purpose and goals of the combined EPF Urban Renewal District project area were:

- 1) Provide an improved environment for new commercial and mixed-use developments.
- 2) Eliminate unsafe conditions.
- 3) Assist potential owner participation and other developers to create appropriate development sites.
- 4) Improve transit opportunities throughout the project area.
- 5) Prevent the extension of blight and deterioration and reverse the deteriorating action of the area.

The EPF District's Base Valuation at the time of creation (South sub-district) was \$62,413,796. The Base Valuation was revised to 68,866,179 upon amendment of the District Plan to include the Central and North sub-districts. The preliminary 2022 EPF District Taxable Value is \$689,424,572. Tax increment-based expenditures through December 2022, for public infrastructure projects, total just under 37.9M. This includes rebates of 2.2M and 3.2M to tax authorities in 2009 and 2012 respectively. An estimated additional \$1.3M tax increment is anticipated for rebate to tax authorities upon final reimbursement of remaining approved obligations and completion of tax year 2022 remittances.

The City of Post Falls has been the proponent of the South and Central sub-districts since their inception. The major objective of the South and Central sub-districts was to provide traffic improvements and other public improvements such as re-design and improvement of existing streets, re-designing of intersections, widening of roadways, signalization and pedestrian access, to encourage and assist the development of new businesses within the area and provide the necessary infrastructure support for the attraction of new businesses.

The proponent of the North sub-district was originally Tullamore Properties, LLC, but later transferred to Copper Basin Construction, Inc. and Whitewater Creek. The major objective of the North (Tullamore) sub-district was to provide infrastructure and public roadways to accommodate a major commercial and housing development. Post Falls Urban Renewal Agency only provided tax increment-based reimbursement for arterial roads and collector streets for the support of a senior living facility and several workforce housing developments within the sub-district.

Public infrastructure improvements completed throughout the EPF district using tax increment dollars collected consist of substantial transportation, water and wastewater projects. These projects include the Greensferry Overpass, Cecil Road intersections (Poleline & Mullan), Spencer Street, Seltice Way to Mullan Ave (Hwy41/I90 underpass) pathway, Hwy41 gravity sewer & upsizing, multiple lift stations, an equalization basin, and Hwy41 traffic control signals. These projects have served to enhance transportation circulation, expand opportunities for frontage commercial development along Highway 41, and improve public safety and emergency response capabilities within the district and surrounding areas.

The East Post Falls District has attracted many new commercial developments including the Idaho Department of Labor, Garden Plaza Assisted and Independent Living Facility, Stan-Craft Boat, North Idaho Advanced Care Rehabilitation Hospital, Steel Structures of America, Maverick, and Goodwill Industries of the Inland Northwest, together with multiple retail centers, credit unions and banks.

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Center Point District Closure Report

The Center Point (CP) Urban Renewal District was officially established with the recording of Post Falls City Ordinance #1016 on December 18, 2002. It was formed under the competitively disadvantaged border community designation of Idaho Code Title 50, Chapter 29. The CP District initially consisted of 287 acres generally located adjacent to the Idaho-Washington state line, north of Interstate 90 and south of Seltice Way.

The CP District Plan was amended with the recording of Post Falls City Ordinance #1075 on July 29, 2005. This amendment added the 48-acre Stateline Business Park development resulting in a revised district area of 335 total acres.

The purpose and goals of the CP Urban Renewal District, as stated in the District Plan, were:

- 1) Stimulate industrial development
- 2) Enhance property within the district for industrial & manufacturing development and expansion.
- 3) Improve public infrastructure & facilities for the benefit of the immediate area.
- 4) Enhance & improve transportation routes for the benefit of area business, tourism, and industrial centers.
- 5) Provide industrial & manufacturing jobs for the residents of Post Falls.

The CP District's base valuation at the time of creation was \$1,395,916. The preliminary 2022 district taxable value is \$116,005,475. Tax increment received through August 2022 is just over \$9.8M total.

Initial development activity in the CP District was undertaken by two proponents, Greenstone-Kootenai and Stateline Business Park, LLC. Greenstone's stated target market for its 287-acre site was the "large corporate land user requiring a large industrial site", i.e. Sysco Corporation, a national distributor of bulk foods. Whereas, Stateline's target market for its 48-acre site was "smaller manufacturers, industrial & commercial users, with some retail." In 2006, Greenstone-Kootenai sold approximately 240 acres to Foursquare Properties, developer of The Pointe at Post Falls, now home to Cabela's and Walmart.

Infrastructure development projects, as outlined in the CP District Plan, consisted of support and frontage roadways to accommodate an interchange at Beck Road and Interstate 90, extension of sewer, water and public utilities, interior arterials and circulation streets, sidewalks, drainage and other public improvements to support major commercial development in the District.

In 2013 the interchange at Beck Road and Interstate 90 was constructed in partnership with the Idaho Transportation Department pursuant to the STAR legislation. Post Falls Urban Renewal Agency (PFURA) worked with the Idaho State Legislature to get the STAR legislation written and passed.

The PFURA has reimbursed developer partners for the construction of several new sewer lift stations serving the overall district and has provided one-third of the funding to assist the City of Post Falls to construct a new water reservoir adding greatly to fire flow and usage capacity throughout the western portion of the city.

Over the life of the District, the proponent investment has been \$9,950,790.

In addition to the afore-mentioned Sysco, Walmart and Cabelas, the CP District has also become home to United Parcel Service, Central Transport, Hayden Beverage Company, M6 Cycles, Maverick, Service Master, Pointe Pest Control, BAT Machine and Diamond Line Delivery.

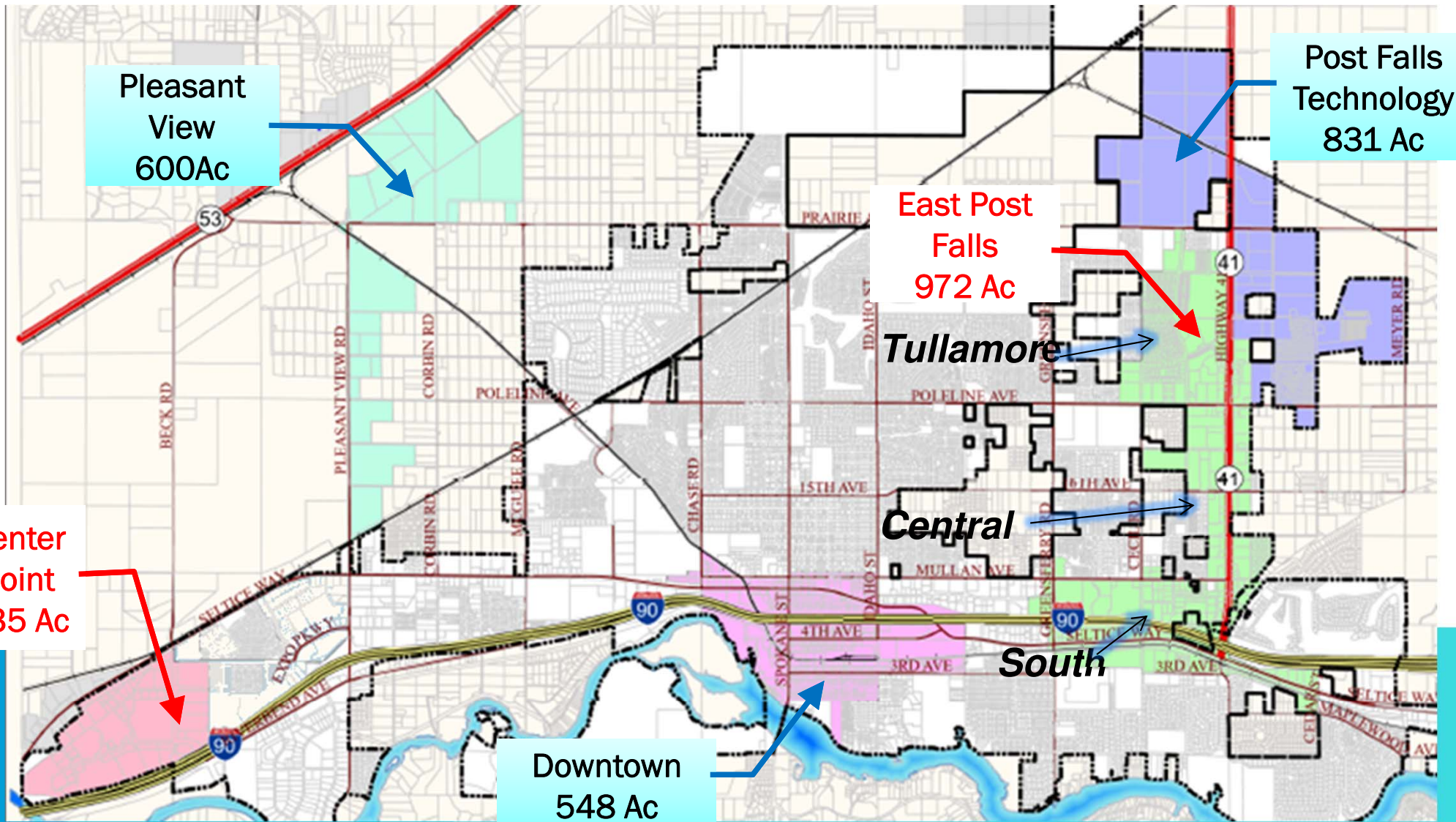
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CLOSED DISTRICTS

District	Closure	Improvement Cost	Base Valuation	Valuation @ Close	Increment Tax @ Close
W. Seltice	2001	\$3.5 M	\$ 9,451,302	\$ 55,571,328	\$ 782,292
Riverbend	2012	\$2.7 M	\$ 3,785,643	\$ 56,694,325	\$ 810,119
City Center	2018	\$5.8 M	\$ 14,155,097	\$ 40,350,220	\$ 515,016
W. Seltice II	2020	\$1.9 M	\$ 1,719,589	\$ 33,718,921	\$ 342,053
Expo	2021	\$4.6 M	\$ 4,716,720	\$ 69,440,772	\$ 713,357
Total		\$18.5 M		\$ 255,775,566	\$ 3,162,837

We also provided rebates totaling over \$730K when we closed the Riverbend district in 2012 and City Center in 2018 and W. Seltice II District in 2020 and the Expo District in 2021

URBAN RENEWAL MAP



CLOSURES IN PROCESS

District	Closure	Improvement Cost	Base	Valuation Increase	Projected Tax Increment
East Post Falls	2022	\$37.9 M	62,413,796	689,424,572	\$ 3,821,000
Center Point	2022	\$10 M	1,395,916	116,005,475	\$ 642,000
Total		\$47.9 M		\$ 805,430,047	\$ 4,463,000
			80%	\$ 644,344,038	\$ 3,570,400

Excess Rebates (EPF-S/C) totaling \$5.4 M

2009 - \$2.2 M

2012 - \$3.2 M

Final Estimated Rebate (EPF-S/C) totaling \$1.3 M