



**District Review Committee**  
January 3, 2023 – 3:00 p.m.  
Chamber Conference Room  
201 E 4<sup>th</sup> 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.**

**POST FALLS URBAN RENEWAL  
District Review Committee**

**January 3, 2023 – PF Chamber of Commerce Conference Room**

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to at 3:00 pm. Present were in addition to Coles were Commissioners Davis and Hjeltness. Also present was Joseph Johns

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Preliminary District Closure Report – Center Point URD. Johns provided an overview of several minor revisions since the initial draft version was provided to the committee members. Davis suggested contacting CdA EDC as a potential source for job related information. No remaining tax increment funds are anticipated for rebate to taxing authorities.

Preliminary District Closure Report – East Post Falls URD. Johns stated minor revisions similar to those made in the Center Point URD Closure Report will be made. No remaining tax increment funds are anticipated for rebate to taxing authorities from the North (Tullamore) sub-district. An estimated \$1.3 MILLION tax increment fund balance in the South & Central sub-district area is anticipated for rebate to taxing authorities after tax year 2022 remittances are completed.

**Review Existing Districts**

Post Falls Technology URD. The Agency has an Owner Participation Agreement with Beyond Green, Inc. (BGI), the district proponent. Commercial and light industrial development, together with some mixed-use is anticipated in that portion of the district northwest of Hwy41 and Prairie Ave, owned mostly by Douglass Properties. Douglass is working through the subdivision process with the city. An agreement between BGI and Douglass Properties pertaining to tax increment funded project reimbursement has yet to materialize. General discussion took place about the change in development expectation since the implementation of the District Plan. BGI is also working through the subdivision process with the city for development of the property lying northeast of Hwy41 and Prairie Ave. The district base value is \$35.4 MILLION. Preliminary 2022 increment value is \$89.2 MILLION.

Pleasant View URD. An Owner Participation Agreement with Wil-Hunt I, LLC, is expected once project cost estimates for infrastructure along Pleasant View from Seltice Way northward has been provided to the Agency. Cost estimate information is in the city's review process. The City of Post Falls is the district proponent. The trucking operator headquarters is anticipated to have approximately 250 on-site employees and generate an additional 1188 area jobs according to the District Feasibility Study incorporated into the District Plan. Several general inquires to the Agency have been made over the past year about development in this district with growing interest expected as projects move forward. The district base value is \$4 MILLION. Preliminary 2022 increment value is \$469 THOUSAND after the first year of existence.

Downtown URD. The Agency has an Owner Participation Agreement with A&A Construction Inc., developing the Millworx site. The City of Post Falls is the district proponent. Additional OPA's for developments within the district are anticipated. The creation of approximately 1175 jobs in the area is anticipated according to the District Feasibility Study incorporated into the District Plan. Numerous private property re-development and revitalization activities within the district, but not associated with District Plan projects, have provided excellent first year increment valuation growth. The district base value is \$226 MILLION. Preliminary 2022 increment value is \$101.5 MILLION for the first year of the district.

Discussion – Future Urban Renewal District Naming. Committee discussion about the naming of urban renewal districts took place. Commissioner Coles proposed future district names be limited to relevant geographic references.

Committee Recommendations for Commission.

Commissioner Coles will report the District Review Committee recommends the use of geographic references in the naming of future districts.

Meeting adjourned at 4:01 p.m.

Respectfully submitted,



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Joseph Johns, Executive Director



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Collin Coles, Chairman