



Commission Workshop Agenda
January 9, 2024 - 9:00 am
Chamber Conference Room
201 E 4th Avenue, Post Falls ID 83854

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Urban Renewal Overview Presentation for New Commissioner/Councilors
4. District Updates
 - a. PF Technology District - BGI (J. Dicker) & Douglass Properties (D. Malcom)
 - b. Downtown District
 - c. Pleasant View District
5. Commission Discussion on Joint Workshops
6. Staff Report
7. Commissioner Comments
8. 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 MINUTES

January 9, 2024

CALL TO ORDER AND ROLL CALL

Chairman pro tempore Jamé Davis called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Collin Coles, Melissa Hjeltness, Len Crosby, Pat Leffel, Eric Clemensen and Christi Fleischman. Also present were City Councilor Samantha Steigleder and City Councilor Randy Westlund.

CONFLICT DISCLOSURE

None

Urban Renewal Overview Presentation for New Commissioner/Councilors. Johns provided a presentation that included information on how urban renewal works, how URDs are formed, URD locations, closed URDS, the Center Point URD as an example of local economic diversification, job growth, and increased services and opportunities for residents of Post Falls and the broader area, and the current active URDs in Post Falls. Additional commentary pertaining to the information presented was provided by members of the Commission. Councilors Steigleder and Westlund asked a variety of questions with responses provided by members of the Commission and Executive Director Johns. Representatives of BGI, Inc., Jerry Dicker and Jeff Bornholdt arrived at 9:20 for the purpose of providing an update on activity in the Post Falls Technology District. Dicker commented that urban renewal development allows for better planning throughout the entire area. The Prairie Shopping Center project required the construction of the Zorros/Prairie roundabout. BGI, Inc. advanced \$1.3 MILLION for the roundabout's construction. Dicker stated, "We would have never advanced all that money if there was not an urban renewal agreement, or some way to get refunded, if the increment is there." Development of the 88 acres adjacent to their project, which is in the city but not in the district, has been facilitated by the district's infrastructure construction and stimulated by the existence of urban renewal.

District Updates. Jerry Dicker, BGI Inc., provided the Commission with an update of the construction activity taking place in the Post Falls Technology District. An estimated \$3-5 MILLION dollars has been expended on what he considers "regional" infrastructure improvements to date, including an advance of approximately \$1.3 MILLION for the construction of the Zorros/Prairie roundabout. Building construction within the shopping center is anticipated to begin in April/May 2025. There are approximately \$2 MILLION of infrastructure improvements remaining to be constructed. Crosby sought clarification as to the existence of an agreement between BGI Inc. and Douglass Properties, the developer working in the district northwest of the Prairie/Hwy41 intersection. An agreement on their intent to assign their right to tax increment-based funding of public infrastructure within the district is required. Dicker responded saying there is currently an understanding with Douglass Properties. Johns stated that according to Agency policy an agreement would have to be entered into by the developers and include the Agency as a party to it. In the Downtown District Johns reported that the Agency's consulting engineers were still in the process of reviewing the reimbursement submittal materials by A&A Construction. In the Pleasant View District there has been no new information to report.

Staff Report. A draft of the FY2023 Audit has been completed and will be reviewed by the Finance & Policy Committee immediately after the Commission Workshop.

COMMISSIONER COMMENTS

Commissioner Crosby commented that the workshop had been a very effective session and he appreciated attendance by the newest City Council members.

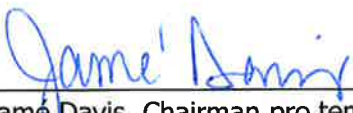
ADJOURNMENT

Meeting was adjourned at 10:43 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jame Davis, Chairman pro tempore