



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.

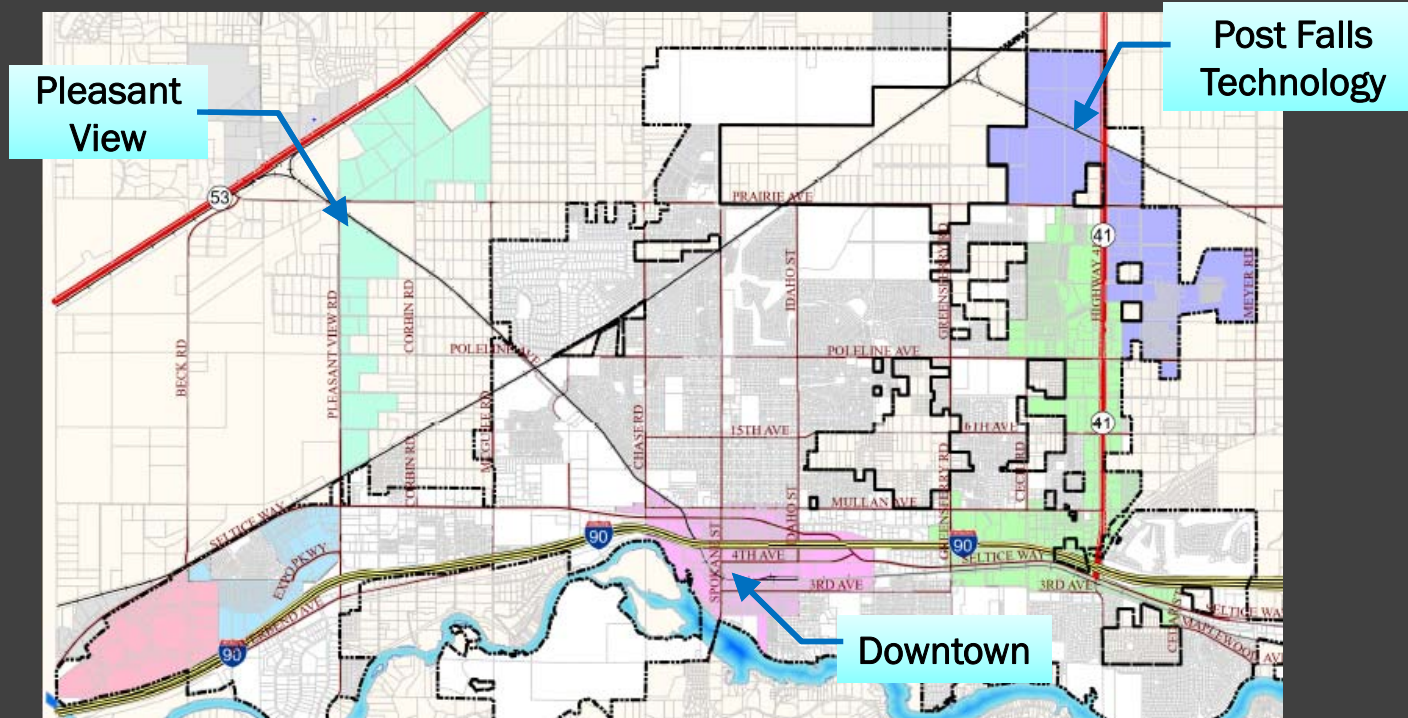


January 9, 2024

HOW DOES URBAN RENEWAL WORK?

- RAA or URD is adopted with specific goals and life (20 years)
- Property value at the formation is the “Base” value
- As development occurs in the URD the districts property value rises; the amount of that increase is called the “Increment” value
- Public infrastructure is installed / accepted by City / costs approved by the Commission...the developer is reimbursed as tax increment comes in until the obligation is met or the district closes.
- TIF allows a developer to reduce the price of the land and be competitive in regional, state & national markets and attract business to Post Falls

URBAN RENEWAL MAP



3 "Active" District at this time

CLOSED DISTRICTS

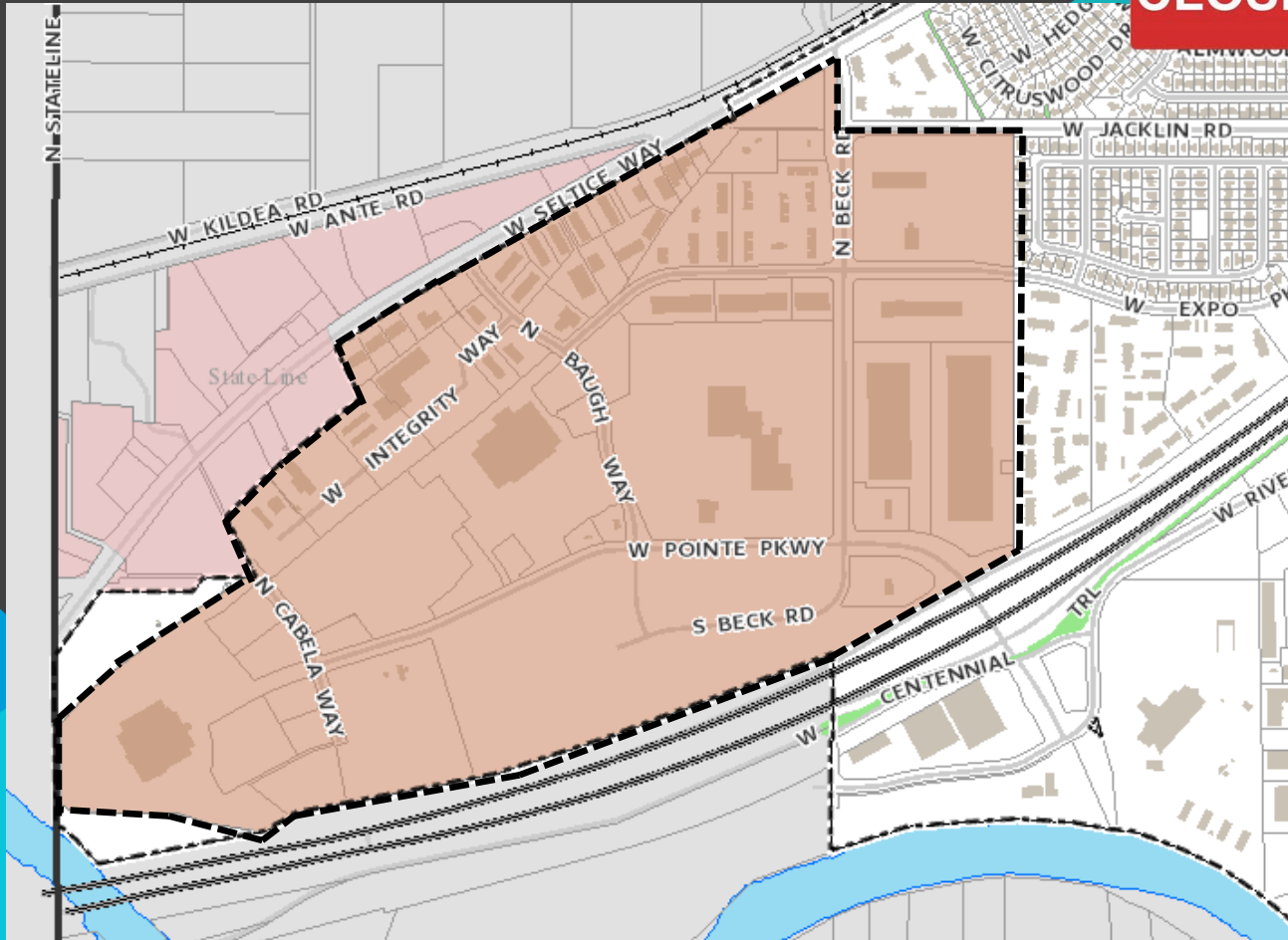
District	Closure Year	Improvement Cost	Base Value	Increment Value (Increase)	City of Post Falls
West Seltice	2001	\$3.5M	\$9,451,302	\$55,571,328	\$189,720
Riverbend	2012	\$2.7M	\$3,785,643	\$56,694,325	\$193,554
City Center	2018	\$5.8M	\$14,155,097	\$40,350,220	\$137,755
West Seltice II	2020	\$1.9M	\$1,719,589	\$33,718,921	\$115,116
Expo	2021	\$4.7M	\$4,716,720	\$85,076,607	\$294,083
Center Point	2022	\$11.9M	\$32,387,480	\$117,443,704	\$248,412
East Post Falls	2022	\$37.9M	\$68,866,179	\$691,630,798	\$1,462,910
Totals		\$68.4M		\$1,080,485,903	\$2,641,550

The Agency also provided **rebates** totaling over **\$2.23M** when these districts were closed of which the City received **\$926,078**

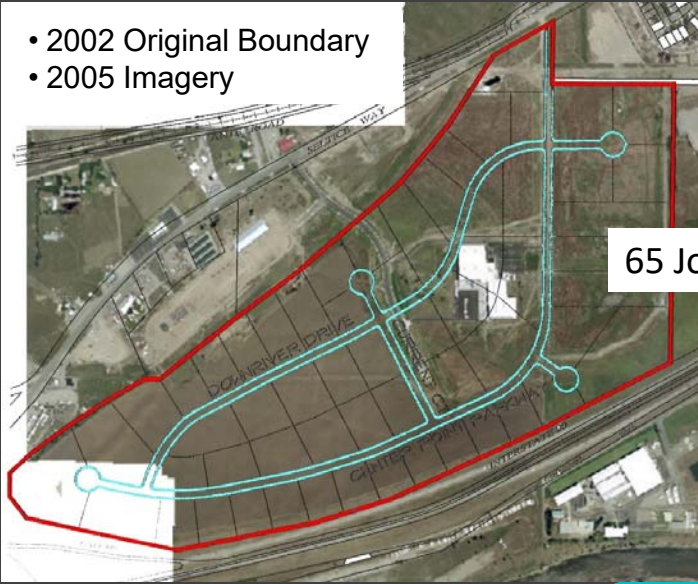
Additionally, in 2009 & 2012 \$5.5M was rebated from the EPF URD
The City received **\$2,156,256**

CENTER POINT EXAMPLE

CLOSED

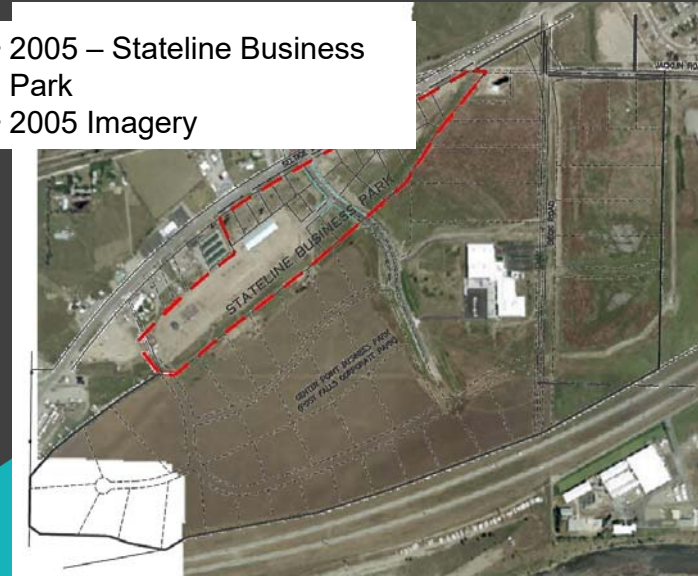


- 2002 Original Boundary
- 2005 Imagery



65 Jobs

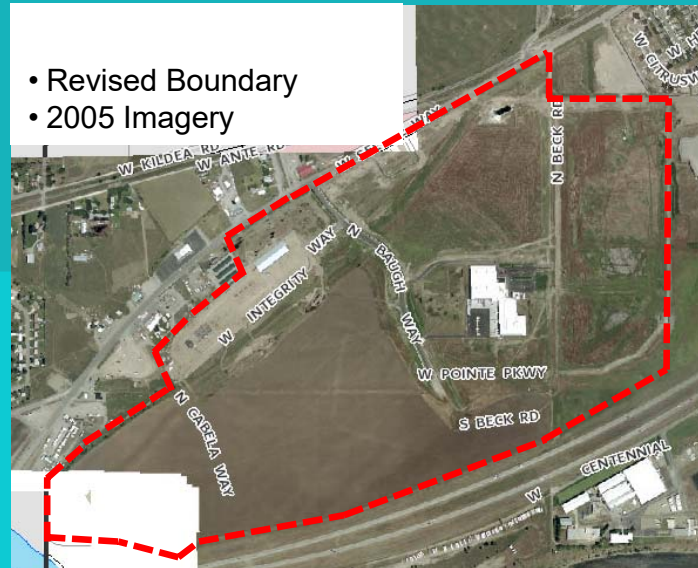
- 2005 – Stateline Business Park
- 2005 Imagery



- 2022 Imagery



- Revised Boundary
- 2005 Imagery



CENTER POINT EXAMPLE

CLOSED

Total infrastructure: \$11,911,043

Major Goals:

- ✓ Stimulate industrial expansion in this section of City.
- ✓ Enhance site industrial & manufacturing development & expansion
- ✓ Improve public infrastructure and facilities
- ✓ Enhance and improve transportation routes
- ✓ Provide industrial & manufacturing for the residents of Post Falls

CENTER POINT EXAMPLE

CLOSED

Assessed Value

2002	Base Value = \$1,395,916
2022	Taxable Value = \$117,401,391

Tax Increment

2002	\$294 / year
2022	> \$600,000 / year

- City of Post Falls
- Kootenai County
- KC Fire & Rescue
- Community Library
- North Idaho College
- Kootenai EMS
- PF Highway District #1
- School District #273

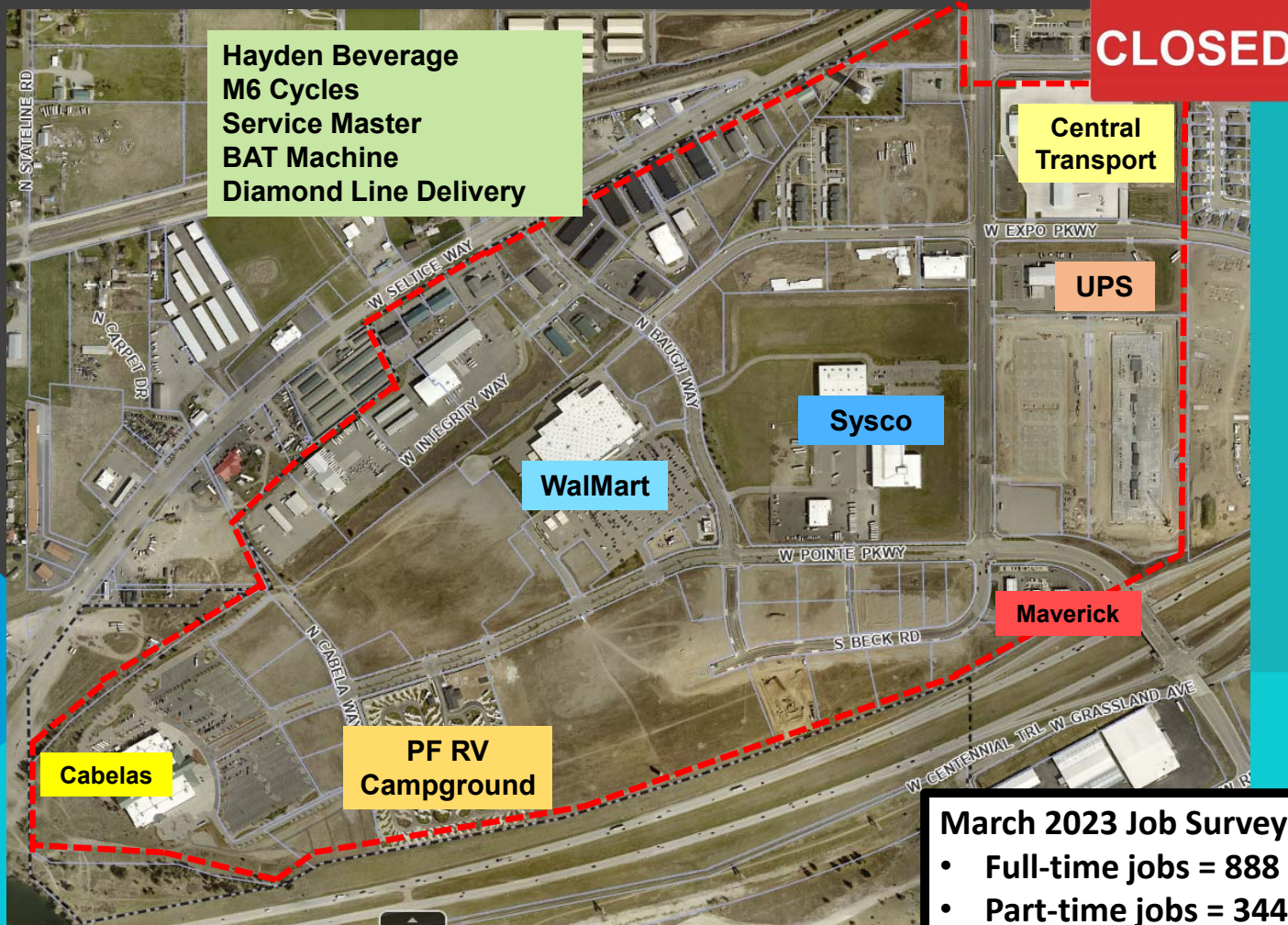
Stateline Business Park

- Sewer Lift Station
- Water & Sewer Lines
- Streets, Curb, Gutter
- Drywells, Frontage Improvements



- Transportation – Streets, Signals, Frontage Improvements
- Water Storage (Standpipe), Drywells
- Water & Sewer Lines
- Beck/I-90 STAR Legislation

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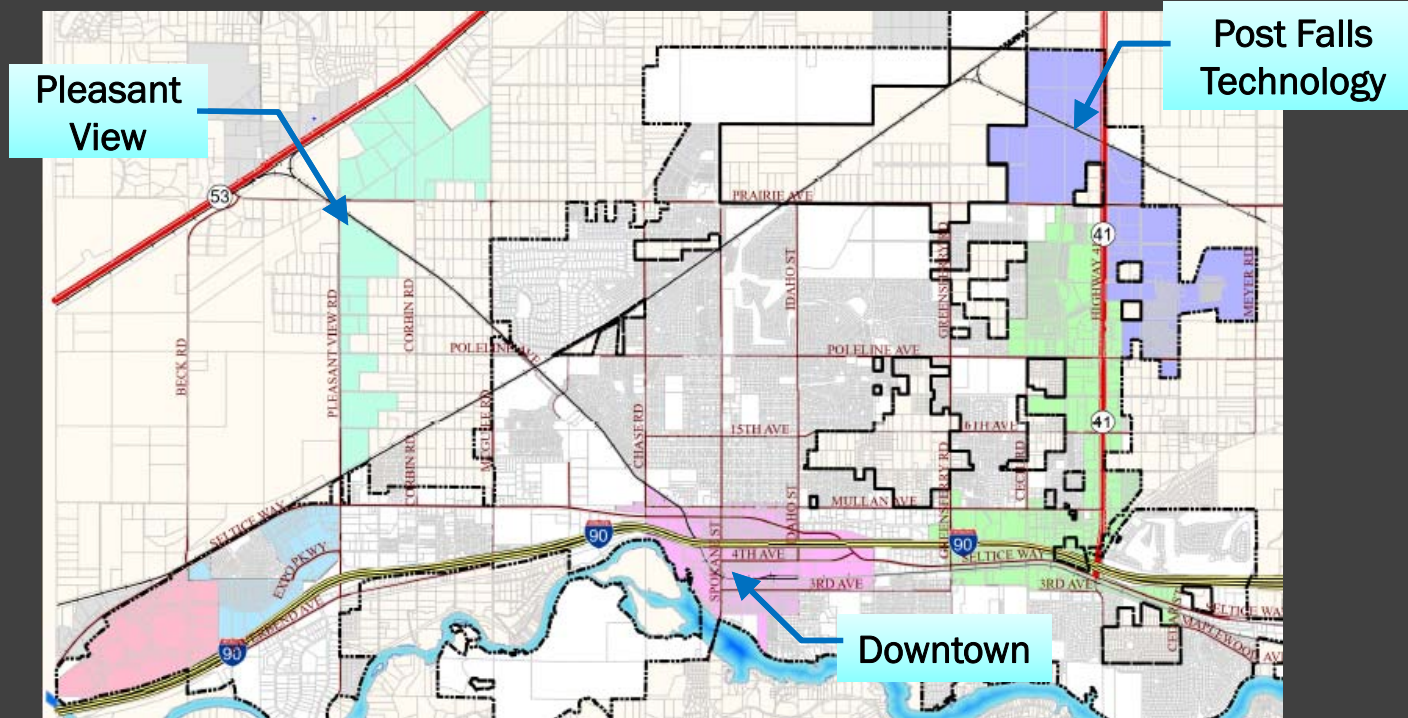


ACTIVE DISTRICTS

District	Closure Year	Improvement Cost*	Base Value	Increment Value (Increase)
Post Falls Tech	2038	\$ -	\$35,484,408	\$165,442,499
Downtown	2041	\$ -	\$226,655,548	\$117,467,709
Pleasant View	2041	\$ -	\$4,068,315	<u>\$2,232,663</u>
Totals				\$285,142,871

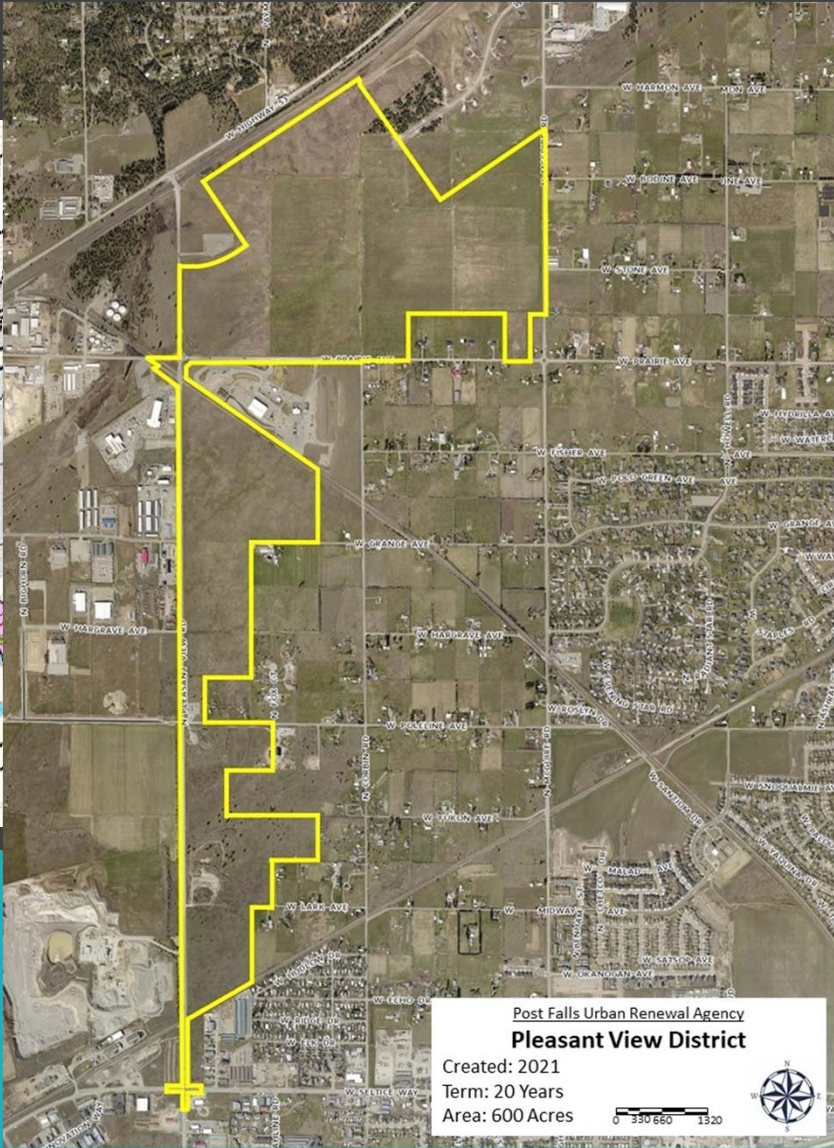
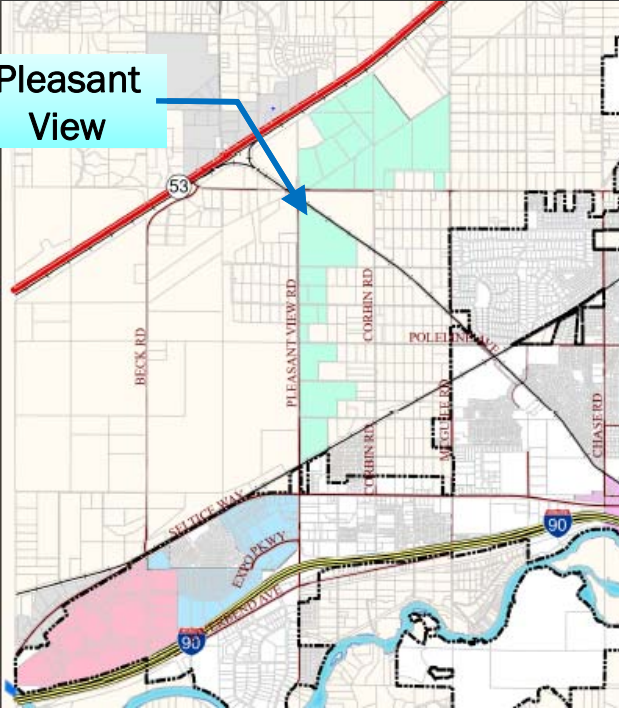
* Proponent/developer improvement costs in process for the Post Falls Tech & Downtown Districts

ACTIVE DISTRICTS



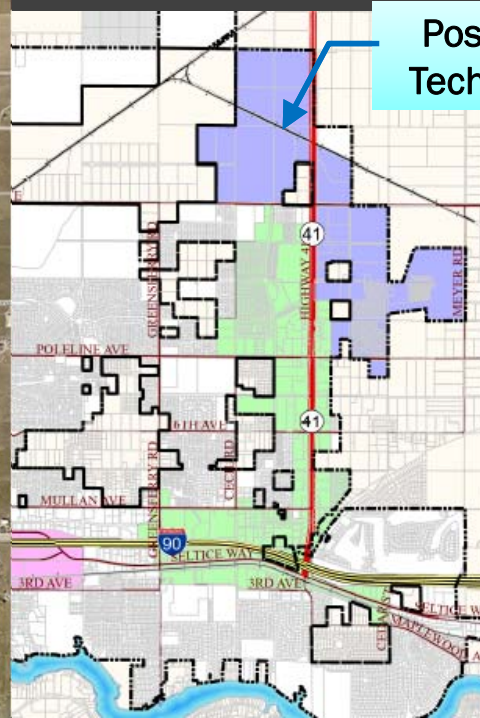
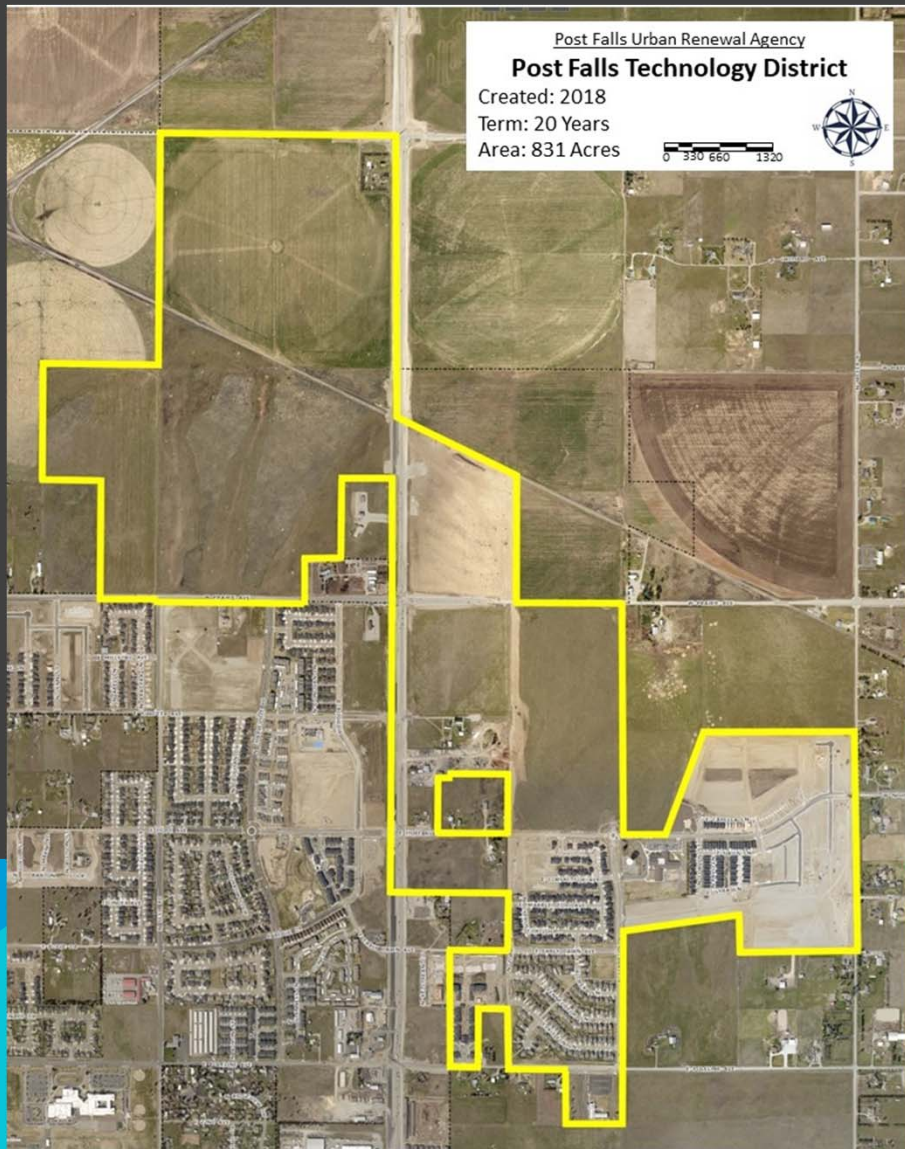
Owner Participation Agreements (OPAs) exist between the Agency and Proponent Developers in the Post Fall Tech & Downtown Districts.

Pleasant View



Post Falls Urban Renewal Agency
Pleasant View District
Created: 2021
Term: 20 Years
Area: 600 Acres





Post Falls
Technology

Find address or place

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Water & Sewer Lines

