



Post Falls Urban Renewal Agency
January 18, 2024 Meeting
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
 - a. Appointment of Pat Leffel to Commission
 - b. Election of Officers **ACTION ITEM**
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Workshop Minutes, December 12, 2023
 - b. Commission Workshop Minutes, January 9, 2024
 - c. Finance & Policy Committee Minutes, January 9, 2024
 - d. Payables
 - e. Bank Activity Report
 - f. Financial Reports
 - g. Recognition of Service, Jerry Baltzell
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Coles
 - c. Communications, Property & Personnel - Davis
6. 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.
7. Unfinished Business
 - a. FY2023 Audit Presentation **ACTION ITEM**
8. New Business
 - a. Authorization for newly elected officers to be designated signers **ACTION ITEM**
 - b. Project Update – Millworx & North Mill One, A&A Construction, Inc. (Downtown District)
9. Staff Report and Updates
10. Commissioner Comments
11. Chairman Comments
12. 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

December 12, 2023

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Vice-Chair 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 and Christi Fleischman. Commissioners Jerry Baltzell and Eric Clemensen were absent. Also present was Counselor Pete Bredeson. Coles led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

Vice-Chair Davis announced the Officer Elections for Chairman, Vice-Chairman & Treasurer will take place at the beginning of the January 18, 2023 meeting.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, November 16, 2023

Item B is the District Review Committee Meeting Minutes, November 16, 2023

Item C is the payables for this month totaling \$11,663.62.

Item D is the Bank Activity Report which shows total funds in all accounts of \$2,467,686.21 and accrued interest for the month of \$5,679.24.

Item E is the financial reports as of November 30th.

Approval of the consent calendar will authorize a transfer of \$11,663.62 to the First Interstate Checking Account for the monthly payables and \$5,679.24 accrued interest to the General Fund

Davis asked for a motion to approve the Consent Calendar as presented. Commissioner Coles made the motion, seconded by Crosby. Roll Call Vote: Coles – Aye; Fleischman – Aye; Hjeltness – Aye; Crosby – Aye; Davis – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby reported that the November financials were reviewed and that a discussion about Agency Policy #7 had taken place.

District Review – Coles – Nothing to report.

Communication, Property and Personnel – Davis – Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Project Update – Water Tower Lofts, Steve DeWalt (Downtown District). Rob Brewster and Steve DeWalt provided an update of their project located along the west side of Spokane Street between 2nd and 3rd Avenues. They are in the process of seeking building permits from the city. The project has been delayed due to property ownership issues of adjoining land intended as public right-of-way for McReynolds Drive. The strip of land needed for the public right-of-way was recently resolved and has allowed for the project to move forward. However, further development of the project is on hold pending favorable changes to interest rates and construction costs. The project would prefer to include parking on the west side of Spokane Street to provide for ground floor retail development fronting the street. Brewster specified that assistance with sidewalk, frontage improvements, surrounding infrastructure costs, and hopefully parking along the west side of Spokane Street would be helpful. Commissioner Crosby commented that parking along the subject area of Spokane Street would have to be a discussion between the developer and the City. There is a concern that without the street parking the back of the building will face the street. Bill Melvin, City Engineer, stated five to seven parking stalls have been approved on the project plans as an alternative design. The city received a grant last year to rehabilitate Spokane Street with work to be completed this coming year. Melvin suggested that any widening of Spokane Street to accommodate additional parking occur prior to the upcoming work. Brewster does not think the Water Tower Lofts project will move ahead fast enough. Counselor Bredeson stated that cost estimates are needed before the Agency can continue. Executive Director Johns confirmed that cost estimates had not yet been received. Cost estimates are necessary to confirm that the construction project is included within the District Plan and eligible for reimbursement. Only then can an Owner Participation Agreement be drafted for further consideration. Johns specified that the Downtown District Plan does not currently include a project containing improvements, including parking, along the west side of Spokane Street which impacts the ability of the Agency to reimburse for their associated costs.

First Addendum to OPA, A&A Construction (Downtown District). Johns stated the Addendum, as drafted by Counselor Bredeson and approved by the developer, includes the Idaho St./4th Ave. roundabout into the Agency's OPA with A&A Construction and Development, Inc. Commissioner Crosby added that the addendum is consistent with the Commission's prior discussions. Bredeson confirmed. Commissioner Coles made a motion to approve the Addendum. Commissioner Hjeltness seconded the motion. Vice-Chair Davis called for a Roll Call Vote: Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Coles – Aye; Davis – Aye. Motion carried.

Millworx Reimbursement Submittal Discussion (Downtown District). Johns provided an overview of the reimbursement submittal documentation. Commissioner Crosby initiated discussion by stating he understood there to be two (2) key questions for the reimbursement. First, was a threshold question on the remediation costs. The Downtown District Plan was created with the anticipation there would be remediation costs on the two former mill sites in the district. Crosby stated there was no surprise to the developer the existing buildings would require demolition and could therefore plan accordingly. Apart from the building demolition cost the remainder of the remediation costs are reasonable and should be considered for full reimbursement. Second, was the question of how the request interacts with Agency Policy #7. Drafting the initial policy took into consideration industrial/commercial developments that provide economic development

through job creation and diversification of our local employment base. Subsequently it was realized support of workforce housing, or low to moderate income housing would be helpful and the policy was revised to include a reduced reimbursement schedule for public infrastructure needed with such projects. The Millworx project is a different project, more of a planned unit development, that includes housing with the variety of commercial components. Crosby recommended the full reimbursement of the public infrastructure costs in the Phase A and Phase B portion of the request instead of applying a reimbursement schedule as outlined in Agency Policy #7. Commissioner Coles concurred with Crosby. Coles also suggested the Commission start considering a way to facilitate some of the City's Master Plan improvements within the district by setting aside a percentage of the tax increment remittance specifically for such assisting smaller development projects toward fulfillment of the plan. This would take place during the term of the district instead of only toward the end after major obligations have been fulfilled. Commissioner Davis asked about the legality of the concept. Bredeson stated the concept couldn't be implemented at this time due to the Agency being engaged in an OPA with the developer submitting the reimbursement request. It is an idea that could be given further consideration at a future workshop or committee meeting to figure out which policies would require amendment, if it complies with legislation, and how it fits within the existing district plan or necessitate another plan amendment. Coles expressed concern that remediation costs in the district could exceed what was anticipated in the district plan. Remediation at the Millworx project site is mostly complete. Additional remediation costs are expected at The Landings site though the amount is unknown. Bill Melvin stated it's possible that the underground parking portion of the Water Tower Lofts project may run into fill material on the former mill site. Commissioner Fleischman inquired about the potential of capping costs. Crosby responded that capping isn't possible with cost changes extending over a 20-year district term, but that we are able to reimburse only what becomes available through tax increment remittances. Districts have closed without fully reimbursing projects. Johns proposed the Commission consider initiating a process of engaging with developers earlier in the project planning stage to discern the scope of remediation necessary and identify, to the extent possible, what costs would be reimbursable. Davis asked Johns if the present discussion had provided the necessary information to make a response to the request for reimbursement. Johns asked the agency's consulting engineer, Jack Griffing, if additional information was needed for his purposes. Griffing sought, and received, clarification from Bill Melvin. The City has received the as-builts for the North Mill One portion of the project but still needs testing results, engineers statement/certifications, and a few other items including relocation of some street trees. As-builts have been submitted for the Millworx portion of the project, but testing results, engineer's statement/certifications, and a resurvey of the sanitary sewer together with certification are still needed by the City. Johns will compose a letter to the project's management team outlining the outcome of the commission's discussion.

NEW BUSINESS

None

STAFF REPORT

Registration of Post Falls' urban renewal districts with the Central Registry of the Idaho State Tax Commission, pursuant to I.C. 50-2008 and 50-2905, was completed on November 21, 2023.

In the Post Falls Technology District Jerry Dicker/BGI contacted the office last week and stated the City has approved their subdivision plans at the NE corner of Prairie Ave/Hwy 41. They expect to break ground as early as March. He also said that an agreement has been completed between BGI and Douglass Properties regarding their respective development projects and participation with the Agency for reimbursement of public infrastructure projects in the District. The agreement will be provided during an update to the Commission in January.

The FY2023 audit is proceeding with an on-site visit now taking place. A review of the forthcoming draft audit will be provided to the Finance Committee once adjusting journal entries are made and the MD&A has been prepared. An official presentation of the FY2023 Audit at the January Commission meeting is expected.

COMMISSIONER COMMENTS

Crosby suggested a Strategic Planning Meeting be held in May or June. With the Agency being down to three districts there is a need to identify what is next. Crosby would like focus on smaller, shorter term districts with very specific projects. The City Council will have new members that may benefit from being provided with an introduction to urban renewal. Davis agreed and stated it would provide them with an opportunity to ask any questions they may have about urban renewal. A similar introductory meeting took place with the previous new council members with some good discussion taking place. Crosby asked Johns if the composition of the Urban Renewal Commission was expected to change. Johns responded that Commissioners Crosby and Clemensen had been reappointed to another term on the Commission by the Mayor, but that Chairman Baltzell was not reappointed. A new commissioner appointee is expected to be considered at the City Council Meeting on December 19th. An introduction to urban renewal will also be necessary for the new Commissioner.

CHAIRMAN COMMENT

None

ADJOURNMENT

Davis asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Hjeltness. All in favor by voice vote. Meeting was adjourned at 10:21 am.
Respectfully submitted,

Joseph Johns, Executive Director

Jamé Davis, Vice-Chair

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

Jamé Davis, Chairman pro tempore

**POST FALLS URBAN RENEWAL
Finance & Policy Committee**

January 9, 2024 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Len Crosby called the meeting to order at 10:49 a.m. Present in addition to Crosby was Christi Fleischman, Eric Clemensen and Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

FY 2023 Draft Audit. Johns reported on the status of the FY2023 Audit and provided an overview of the Management's Discussion and Analysis, and Note 5 portions of the draft document provided by the auditor. Commissioner Crosby asked for clarification on the Fund Balance and the Lease Liability amounts being reported. The Fund Balance total of \$2,451,320 is an increase of \$280,247 over the same at FYE 2022 as a result of administrative fees exceeding operating expenses and property tax revenues exceeding proponent payments. The Lease Liability reporting began with the FY2021 audit with the implementation of the GASB Lease Accounting Standard. Lease Liability is specifically addressed by Note-8 in the audit. Johns stated the FY2023 audit process included several additional data review/verification steps with the auditing staff resulting in an increased understanding of the overall process. Crosby asked for a motion to present the FY2023 Audit to the full Commission upon its finalization by the auditor. Commissioner Clemensen made the motion, seconded by Commissioner Fleischman. All in favor by voice vote.

Finance Review. Updated district fund balances and increment projections for each of the three active URDs were provided by Johns. The Post Falls Technology District fund balance is \$884,267.59. The Downtown District fund balance is \$471,506.80. The Pleasant View District fund balance is -\$48,719.73. The latest increment projections presented were based on values provided on the real property roll one, personal property roll one, and the 2023 levy rate as provided by the Kootenai County Treasurer's Office webpage. The Q1-FY2024 Profit & Loss Budget vs. Actual Report has been simplified to show actual expenses to date, the approved 12-month budget amount, the remaining 12-month balance, and the percentage of remaining 12-month budget. At the end of Q1-FY24 the agency has expended 24.71% of the 12-month budget.

ADJOURNMENT - Meeting adjourned @ 11:20 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Len Crosby, Chair of Committee

11:38 AM

01/15/24

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of January 18, 2024

Type	Date	Num	Due Date	Aging	Open Balance
Alpine Summit CPA's					
Bill	12/31/2023	10483	01/30/2024		4,750.00
Total Alpine Summit CPA's					4,750.00
Bredeson Law Group					
Bill	01/14/2024	1153	02/13/2024		600.00
Total Bredeson Law Group					600.00
Canon Solutions America, Inc.					
Bill	01/01/2024	6006681653	01/31/2024		18.10
Total Canon Solutions America, Inc.					18.10
Mastercard					
Bill	12/31/2023	4518-Dec2023	01/30/2024		30.81
Total Mastercard					30.81
TOTAL					5,398.91

PAYROLL = 6,375.72

11,774.63

Bank Activity Report

December 2023

Cash Section

Checking: First Interstate

Beginning Balance		\$	11,010.51
Deposits	\$	44,235.22	
Withdrawals	\$	(44,516.15)	
Ending Balance		\$	10,729.58
Outstanding Checks	\$	(1,317.51)	
Account Balance		\$	9,412.07

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	1,183,466.08
Contributions	\$	10,946.29	
Withdrawals	\$	(11,663.62)	
Ending Balance		\$	1,182,748.75
Outstanding Transfer			
Account Balance		\$	1,182,748.75

LGIP Capital Improvements 1910

Beginning Balance		\$	1,274,483.56
Contributions	\$	38,250.34	
Withdrawals	\$	(5,679.24)	
Ending Balance		\$	1,307,054.66
Outstanding Transfer			
Account Balance		\$	1,307,054.66

Total Funds All Accounts:

\$ 2,499,240.48

December

	Interest
State Pool - LGIP 1910	\$ 5,970.87
Total	<u>\$ 5,970.87</u>

Post Falls Urban Renewal Agency - In-House

Balance Sheet

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,412.07
LGIP1829-General Fund	1,182,748.75
LGIP1910-Capital Improvements	1,307,054.66
Savings - Idaho Central CU	25.00
Total Checking/Savings	2,499,240.48
Other Current Assets	
Accounts Receivable - Taxes	168,713.00
FMV - State Investment Pool	-7,967.00
Interest Receivable	7,700.00
Prepaid Insurance	2,641.00
Total Other Current Assets	171,087.00
Total Current Assets	2,670,327.48
TOTAL ASSETS	2,670,327.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	4,055.17
Deferred Increment Revenue	168,792.00
Payroll Liabilities	
ID- Unemployment Payable	-0.03
Payroll Liabilities - Other	1,748.59
Total Payroll Liabilities	1,748.56
Total Other Current Liabilities	174,595.73
Total Current Liabilities	174,595.73
Total Liabilities	174,595.73
Equity	
Assigned Fund Balance	2,630,810.00
Committed Fund Balance	374,525.00
Fund Balance - General Fund	-89,609.00
Nonspendable Fund Balance	2,641.00
Restricted Fund Balance	236,901.00
Unrestricted Net Assets	-694,955.12
Net Income	35,418.87
Total Equity	2,495,731.75
TOTAL LIABILITIES & EQUITY	2,670,327.48

Profit & Loss

December 2023

	Dec 23	Oct - Dec 23
Ordinary Income/Expense		
Income		
Downtown District	9,148.03	10,087.48
Interest	10,946.79	37,449.29
Post Falls Technology District	23,423.07	23,777.94
Total Income	43,517.89	71,314.71
Gross Profit	43,517.89	71,314.71
Expense		
Audit	0.00	4,650.00
Contingency	300.00	300.00
Legal Fees	1,300.00	2,300.00
Meetings	0.00	43.04
Office Equipment	1,513.67	1,513.67
Office Supplies	60.07	60.07
Payroll Expenses	6,464.34	18,436.14
Printing and Copying	25.62	38.00
Rent	0.00	7,990.00
Telephone, Telecommunications	0.00	214.97
Website Design, Hosting & Maint	0.00	349.95
Total Expense	9,663.70	35,895.84
Net Ordinary Income	33,854.19	35,418.87
Net Income	33,854.19	35,418.87

Fund Reconciliation:

12/31/2023

QB

First Interstate - Checking	GF	\$	9,412.07	
LGIP - 1829	GF	\$	1,182,748.75	
LGIP - 1910	CIP	\$	1,307,054.66	
Savings - Idaho Central CU	GF	\$	25.00	
Total				\$ 2,499,240.48

FUNDS

General Fund	GF	\$	1,192,185.82	
Capital Improvement Fund	CIP	\$	1,307,054.66	
Total				\$ 2,499,240.48

C.I. Fund Allocation:

Pleasant View	\$	(48,719.73)
Downtown	\$	471,506.80
PF Technology	\$	884,267.59
	\$	1,307,054.66

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

<i>Termination Date</i>	<u>Pleasant View</u> 2041	<u>Downtown</u> 2041	<u>PF Tech Dist.</u> 2038	<u>Total</u>
Sep-23	-	1,652.55	-	1,652.55
Oct-23	-	832.79	354.87	1,187.66
Nov-23	-	106.66	-	106.66
Dec-23	-	9,148.03	23,423.07	32,571.10
Jan-24				-
Feb-24				-
Mar-24				-
Apr-24				-
May-24				-
Jun-24				-
Jul-24				-
Aug-24				-
Sep-24				-
Total YTD	-	11,740.03	23,777.94	35,517.97

Approved Obligation	-	-	-	-
Obligation Balance @ 12/31/23	-	-	-	-
Carry over @ 12/31/23	(48,719.73)	471,506.80	884,267.59	1,307,054.66

Post Falls Urban Renewal Agency - In-House
Profit & Loss Budget vs. Actual
October through December 2023

	3 Month Actual	2023-24 Total Budget	2023-24 Balance	% of 12 Month Budget
Expense				
Advertising & Legal Notices	0.00	900.00	900.00	0.0%
Audit	4,650.00	8,750.00	4,100.00	53.14%
Computer Repair & Maintenance	0.00	585.00	585.00	0.0%
Computer Software	0.00	829.00	829.00	0.0%
Dues & Memberships	0.00	800.00	800.00	0.0%
Engineering Services	0.00	9,600.00	9,600.00	0.0%
Insurance	0.00	3,713.00	3,713.00	0.0%
Legal Fees	2,300.00	25,000.00	22,700.00	9.2%
Meetings	43.04	240.00	196.96	17.93%
Office Equipment	1,513.67	1,900.00	386.33	79.67%
Office Supplies	60.07	375.00	314.93	16.02%
Other Contract Services	0.00	1,000.00	1,000.00	0.0%
Payroll Expenses	18,436.14	76,644.00	58,207.86	24.05%
Postage, Mailing Service	0.00	63.00	63.00	0.0%
Printing and Copying	38.00	300.00	262.00	12.67%
Rent	7,990.00	7,990.00	0.00	100.0%
Telephone, Telecommunications	214.97	320.00	105.03	67.18%
Website Design, Hosting & Maint	349.95	1,250.00	900.05	28.0%
Contingency	300.00	5,000.00	4,700.00	6.0%
Total Expense	35,895.84	145,259.00	109,363.16	24.71%



December 18, 2023

Post Falls Food Bank
415 E 3rd Ave
Post Falls, ID 83854

RE: Commissioner Jerry Baltzell - Recognition Donation

Dear Post Falls Food Bank,

Please accept the enclosed donation in recognition of Post Falls citizen Jerry Baltzell's fifteen years of volunteer service as a Post Falls Urban Renewal Commissioner. Jerry's exemplary service on the Post Falls Urban Renewal Commission, including a decade as its Chairman, has significantly contributed to the success of our local community. Throughout his tenure, Jerry has consistently demonstrated outstanding leadership qualities that have guided the Commission to achieve remarkable milestones.

Jerry's commitment to the betterment of our community goes beyond mere service; it reflects a genuine concern for the well-being of our residents and a belief in the potential for positive change. His advocacy for economic development has not only enhanced the local business landscape but has also created opportunities for sustainable growth and prosperity.

As we celebrate Jerry's 15 years of volunteer service, it is important to recognize the impact he has made, leaving behind a legacy of leadership, dedication, and community spirit. His selfless contributions have set a high standard for volunteerism, and we are truly fortunate to have benefited from his vision and commitment.

Please join me in extending our deepest gratitude to Jerry Baltzell for his outstanding service to the Post Falls Urban Renewal Commission and, by extension, to our entire community. His legacy will undoubtedly continue to inspire others to follow in his footsteps and contribute to the betterment of our beloved community.

Sincerely,

Joseph Johns
Executive Director

4 PM
12/14/23

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of December 31, 2023

Type	Date	Num	Due Date	Aging	Open Balance
Post Falls Food Bank Bill	12/14/2023	JB-12-2023	01/13/2024		300.00
Total Post Falls Food Bank					300.00
TOTAL					300.00 ✓

January 11, 2024

Board of Commissioners
Post Falls Urban Renewal Agency
PO Box 236
Post Falls, ID 83877

Dear Board of Commissioners

We have audited the financial statements of the governmental activities and each major fund of Post Falls Urban Renewal Agency for the year ended September 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 2, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Post Falls Urban Renewal Agency are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during September 30, 2023. We noted no transactions entered into by the Post Falls Urban Renewal Agency during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The financial statements disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We noted no misstatements as a result of our audit procedures. We did propose adjusting journal entries as a result of non-attest procedures, which were agreed to in our engagement letter, management has posted these adjustments.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 11, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management Discussion and Analysis, Schedule of Agency's Share of Net Pension Liability, Schedule of Agency's Contributions, and Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual which are which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Board of Commissioners and management of Post Falls Urban Renewal Agency and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



Anderson Bros. CPA's
Post Falls, Idaho

**POST FALLS
URBAN RENEWAL AGENCY**

FINANCIAL AUDIT REPORTS AND STATEMENTS

FOR THE YEAR ENDED
September 30, 2023

Prepared by

ANDERSONBROS.CPA

TAX, ASSURANCE, ACCOUNTING, ADVISORY

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INDEPENDENT AUDITORS' REPORT

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Post Falls Urban Renewal Agency
Post Falls, Idaho

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Post Falls Urban Renewal Agency, component unit of the City of Post Falls, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Post Falls Urban Renewal Agency as of September 30, 2023, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Post Falls Urban Renewal Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Post Falls Urban Renewal Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Post Falls Urban Renewal Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Post Falls Urban Renewal Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of Agency's share of net pension liability, the schedule of Agency's contributions, and the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 11, 2024, on our consideration of Post Falls Urban Renewal Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Post Falls Urban Renewal Agency's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Anderson Bros".

Anderson Bros. CPAs
Post Falls, Idaho
January 11, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

**POST FALLS URBAN RENEWAL AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

This section of the Post Falls Urban Renewal Agency's FY 2023 financial report offers readers an overview and analysis of the Agency's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the Agency's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- Total fund balance for the Agency was \$2,480,267— see page 8 for breakdown
- The Agency's total net position was \$2,451,320.

OVERVIEW OF FINANCIAL STATEMENTS

The Agency's annual report has four parts: this letter providing management's discussion and analysis (pages 4 to 10); the audited government-wide financial statements (pages 11 to 12); the audited fund financial statements (pages 13 to 16); and the auditor's notes and required supplemental information (pages 17-35).

Government - Wide Financial Statements

The Agency's required format of government-wide financial statements provides the reader with a broad overview of the Post Falls Urban Renewal Agency's finances, using accounting methods similar to those used by private-sector businesses.

The Statement of Net Position presents all of the Agency's assets and liabilities, with the difference between the two reported as net position. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., property tax increment payments to be received in future periods).

The Post Falls Urban Renewal Agency's net position totals \$2,451,320 at September 30, 2023. The increase of \$280,247 in the Agency's net position is due primarily to property tax revenues exceeding proponent payments.

Post Falls Urban Renewal Agency's main assets include (99%) cash and short-term investments in the State Investment Pool.

**POST FALLS URBAN RENEWAL AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023 (Continued)**

Below is a comparative summary of Post Falls Urban Renewal Agency's statement of net position:

Statement of Net Position

	<u>2023</u>	<u>2022</u>
ASSETS		
Cash and Investments	\$ 2,467,738	\$ 4,194,722
Other Assets	33,339	193,857
Total Assets	<u>2,501,077</u>	<u>4,388,579</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pension plan	<u>22,815</u>	<u>39,034</u>
TOTAL ASSETS & DEFERRED OUTFLOWS OF RESOURCES	<u><u>2,523,892</u></u>	<u><u>4,427,613</u></u>
LIABILITIES		
Other Liabilities	15,451	2,189,045
Net Pension Liability	<u>50,638</u>	<u>66,713</u>
Total Liabilities	66,089	2,255,758
DEFERRED INFLOWS OF RESOURCES		
Pension plan	6,483	782
NET POSITION		
Unrestricted	<u>2,451,320</u>	<u>2,171,073</u>
TOTAL LIABILITIES & DEFERRED INFLOWS OF RESOURCES	<u><u>\$ 2,523,892</u></u>	<u><u>\$ 4,427,613</u></u>

In FY 2023, Agency revenues continued to be used to reimburse proponent obligations in the Center Point and the East Post Falls districts. The Center Point and East Post Falls districts were closed in December 2022 and surplus tax increment in the East Post Falls South & Central subdistricts totaling \$1,498,467.54 was returned to the taxing entities.

In FY 2023, most districts continued to experience ongoing construction and expansion of public improvements. In some instances, the costs of these improvements are still being reviewed and analyzed by the Agency. Such costs have been neither finalized nor approved by the Agency and, therefore, any additional proponent obligations had not yet been finalized by the end of fiscal year 2023. The Agency anticipates completion on all current construction projects in FY 2024. The Agency also anticipates receiving sufficient funds within future years from incremental property taxes generated by new commercial and industrial development in its districts, to repay all of its existing liabilities and continue its operations. Proponent obligation reimbursement is subject to the creation of new tax increment within each district from new business growth.

**POST FALLS URBAN RENEWAL AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023 (Continued)**

The Statement of Changes in Net Position presents information showing how the Agency's net position changed during the most recent fiscal year; however, it is only one indicator of the Agency's financial position. To assess the overall health of the Agency, one needs to consider additional factors, such as changes in the property tax base from new developments being added to the tax rolls, plans for future development within the urban renewal districts created by the Post Falls City Council and administered by the Agency, the state of the area's economy, national economic trends and other factors.

Below is a comparative summary of Post Falls Urban Renewal Agency's statement of activities:

Changes in Net Position

	<u>2023</u>	<u>2022</u>
Revenues		
Property Taxes, levied for general purposes	\$ 5,138,707	\$ 5,771,633
Interest and Investment Earning	160,405	6,198
Penalties and Late Fees	218	10,023
Other Income	166,000	150,000
Total Revenues	<u>5,465,330</u>	<u>5,937,854</u>
Expenses		
Tax Increment Expenses	5,067,502	5,510,654
General Government	105,281	114,496
Pension Plan Expense (Income)	12,300	18,824
Total Expenditures	<u>5,185,083</u>	<u>5,643,974</u>
Change in Net Position	280,247	293,880
Net Position - October 1,	<u>2,171,073</u>	<u>1,877,193</u>
Net Position - September 30,	<u><u>\$ 2,451,320</u></u>	<u><u>\$ 2,171,073</u></u>

Government Activity Analysis

The majority of the revenue received by the Post Falls Urban Renewal Agency results from incremental increases in property values in its renewal districts resulting from new commercial and industrial development stimulated by public improvements and the extension of public utilities. The expenses of the Agency consist primarily of reimbursement of capital improvements consistent with the plan of development for each of its districts and the expenses associated with the operation and administration of the Agency.

The Agency adopts an annual budget for its administrative operations. The annual budget is reviewed at a public meeting after being published for citizen comment, and, upon approval by the Commissioners of the Agency, is forwarded to the Post Falls City Council.

**POST FALLS URBAN RENEWAL AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023 (Continued)**

Fund Financial Statements

Fund financial statements indicate related accounts grouped to maintain control over resources that have been segregated for specific activities or objectives. The Post Falls Urban Renewal Agency, like state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful to the reader in evaluating the Agency's near-term financing requirements.

Because the focus of Agency funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the Agency with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the Agency's balance sheet and its statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between Agency funds and activities.

For cash management purposes the Post Falls Urban Renewal Agency maintains a deposit account at First Interstate Bank and the State of Idaho Local Government Investment Pool (LGIP), together with a savings account at ICCU. These accounts are as follows:

<u>First Interstate Bank</u>	<u>LGIP</u>	<u>ICCU</u>
Checking Account (ACH)	General Fund (ACH)	Savings Account
	Capital Improvements (ACH)	

All funds received for deposit, primarily Tax Increment checks, are deposited to a First Interstate Bank checking account, as that is an Automated Clearing House (ACH) account which is used to transfer funds to and receive monies from the LGIP General Fund and/or the LGIP Capital Improvements Fund (ACH) accounts. Funds retained in the LGIP General Fund represent the Agency's annual operating budget funds. The balance carried in the First Interstate Bank checking account also maintains the Agency operating budget balance. The LGIP Capital Improvements funds are used for proponent and project reimbursement typically on a semi-annual basis.

In order to attain a higher earnings rate, the Agency continues to monitor CD rates vs. the LGIP rate. At September 30, 2022 the LGIP rate was 5.31%, which is higher than what most financial institutions offered at that time. All Certificates of Deposit, when acquired by the Agency, are kept within the FDIC insurance limit of \$250,000.

**POST FALLS URBAN RENEWAL AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023 (Continued)**

From a financial reporting standpoint, the Agency revenues and expenditures are disclosed as one fund as follows:

	<u>2023</u>	<u>2022</u>
Revenues		
Property Taxes	\$ 5,301,719	\$ 5,746,724
Administrative Charges to Districts	166,000	150,000
Other Revenues	160,623	16,221
Total Revenues	<u>5,628,342</u>	<u>5,912,945</u>
Expenditures		
Tax Increment Expenses	5,067,502	5,504,850
General Government	104,035	115,100
Debt Service - Principal	7,680	1,405,549
Debt Service - Interest	310	11,262
Total Expenditures	<u>5,179,527</u>	<u>7,036,761</u>
Excess (Deficiency) of Revenues Over Expenditures	448,815	(1,123,816)
Expenditures		
Fund Balance - October 1,	2,031,452	3,155,268
Fund Balance - September 30,	<u>\$ 2,480,267</u>	<u>\$ 2,031,452</u>

The notes to the financial statements provide additional information essential to a full understanding of the data provided in the agency-wide and fund financial statements. Notes to the financial statements may be found on pages 17 to 32 of this report.

Financial Analysis of the Agency's Funds

As noted earlier, the Post Falls Urban Renewal Agency uses fund accounting to demonstrate and ensure compliance with finance related legal requirements.

Governmental Funds. The focus of the Post Falls Urban Renewal Agency governmental funds section is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements.

Current fund balances are allocated as follows:

Non-spendable (Prepaid Expenses)	\$ 3,544
Committed (Technology, Downtown, Pleasant View)	1,349,484
Unassigned (Operating budget and Discretionary)	1,127,239
	<u>\$ 2,480,267</u>

At the end of FY 2022, the Agency reported combined ending fund balances of \$2,480,267 an increase of \$448,815 over the prior.

**POST FALLS URBAN RENEWAL AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023 (Continued)**

General Fund Budgetary Highlights

The general fund is used to fund the annual expenses of operating the Agency and administering the urban renewal districts for which it is responsible.

The total operating expenses for the fiscal year were \$120,015, which equates to \$86,072 under the FY 2023 budget of \$206,087.

CAPITAL ASSETS AND DEBT ADMINISTRATION

During the fiscal year 2023, the Agency had no additions to capital assets.

Long-term Debt

At the end of FY 2023 the Post Falls Urban Renewal Agency had no outstanding debt.

ECONOMIC FACTORS AND CONDITIONS CONSIDERATION

- In-migration of new employers: Post Falls continues to be an increasingly attractive location for employers seeking to relocate from other areas and entrepreneurs seeking to start new businesses. The favorable business climate and the financial stability of the State of Idaho continues to attract in-migration from other states. This trend is expected to continue however the State will need to continue to focus on education, workforce training and infrastructure to support growth.
- Expansion of revenue from incremental property taxes resulting from new industrial and commercial development in renewal districts: Tax increment resulting from those investments in several Urban Renewal districts is expanding as new buildings are being built.
- Continued improvement in Agency policies and procedures: The Agency continues to refine its policies and to add specificity to developer agreements which have resulted in smoother negotiations of capital project financial reimbursements. Agency Commissioners continue to closely examine actual benefits received from planned and approved infrastructure improvement expenses which the Agency is asked to reimburse, and are continuing to hold the Agency's developer partners and the Agency to a high standard of accountability for results against the goals envisioned in each district Plan
- Strengthening of internal controls: The Agency has adopted comprehensive policies governing conflict of interest, investment of revenues, and aggressive management of cash flow. It continues to improve the transparency of its operations and the manner and clarity of the monthly and annual reports it provides to the public regarding its activities.
- Annual administrative fee: Annual administrative fees are assessed against each of the operating urban renewal districts and are used to fund the operations of the Urban Renewal Commission. These fees have been set at \$25,000 per District per year, which continues the Commissions realistic approach to limiting the administrative burden in each of its Districts.

Administrative fees are transferred to the General Fund which is used for the Agency's operational expenses. The Commission prides itself on its operational efficiency. The Commission's closure of several existing Urban Renewal Districts is expected to reduce Agency funding via administrative fees. As fee income is reduced due to the closing of urban renewal districts, the Commission plans to draw down on the General Fund, as needed, to fund operating expenses. The Commission has reviewed the long-term sustainability of its operations and is confident that funding available from its administrative fees and its General Fund will be sufficient to meet all of its operating expenses for the remaining term of its existing urban renewal districts.

**POST FALLS URBAN RENEWAL AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023 (Continued)**

All of these factors were considered in preparing the Post Falls Urban Renewal Agency's budget for the 2023 fiscal year. In FY 2016, the Agency transferred \$85,381 from the general fund in order to maintain a relatively low annual administrative fee that it allocates to each urban renewal district to meet its general operating expenses. In the FY 2017 budget, the Agency was able to allocate \$32,610 back to the general fund and an additional \$29,502 in FY 2018, \$6,465 in FY 2019, \$21,181 in FY2020, \$65,890 in FY2021 and in FY2022 \$79,187 was transferred. In FY 2023 the Agency was able to transfer \$75,048 to the General Fund due to a reduction in operation expenses.

CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Post Falls Urban Renewal Agency to facilitate financial transparency to the community. Questions concerning the information provided in this report, or requests for additional financial information, should be addressed to the Post Falls Urban Renewal Agency, 201 E 4th Ave, Post Falls, ID 83854-7518. The office telephone number is 208-777-8151. The Agency office is located on the second floor of the Post Falls Chamber of Commerce building at 201 E. 4th Ave.

BASIC FINANCIAL STATEMENTS

POST FALLS URBAN RENEWAL AGENCY

Statement of Net Position

September 30, 2023

ASSETS

Cash and Cash Equivalents	\$ 17,708
Equity in State Treasurer Investment Pool	2,450,030
Interest Receivable	15,308
Property Taxes Receivable	7,075
Prepaid Insurance	3,544
Capital Assets, net of accumulated depreciation	-
Right-to-Use Assets, net of accumulated amortization	7,412
Total Assets	<u>2,501,077</u>

DEFERRED OUTFLOWS OF RESOURCES

Pension plan	22,815
Total Deferred Outflows of Resources	<u>22,815</u>

LIABILITIES

Accounts Payable	1,275
Payroll liabilities	6,343
Lease Liability	7,833
Net Pension Liability	50,638
Total Liabilities	<u>66,089</u>

DEFERRED INFLOWS OF RESOURCES

Pension plan	6,483
Total Deferred Inflows of Resources	<u>6,483</u>

NET POSITION

Net Investment in Capital Assets	-
Unrestricted	2,451,320
Total Net Position	<u>\$ 2,451,320</u>

*See accompanying notes to financial statements
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY

**Statement of Activities
Year Ended September 30, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position Governmental Activities
		Charges for Services	Operating Grants and Contributions	Capital Grants & Contributions	
Governmental Activities					
Tax Increment Expense	\$ 5,067,502	\$ 166,000	\$ -	\$ -	\$ (4,901,502)
General Government	105,281	-	-	-	(105,281)
Pension Plan Expense/(Revenue)	12,300	-	-	-	(12,300)
Total Governmental Activities	<u>\$ 5,185,083</u>	<u>\$ 166,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(5,019,083)</u>
General Revenues:					
Property Taxes					5,138,707
Penalties and Late Fees					218
Interest/Investment Income					160,405
Total general revenues					<u>5,299,330</u>
Change in Net Position					280,247
Net position-beginning					2,171,073
Net position-ending					<u>\$ 2,451,320</u>

*See accompanying notes to financial statements
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY
Balance Sheet
Governmental Fund
September 30, 2023

ASSETS

Cash and Cash Equivalents	\$ 17,708
Equity in State Treasurer Investment Pool	2,450,030
Interest Receivable	15,308
Property Tax Receivable	7,075
Prepaid Insurance	3,544
Total Assets	<u>\$ 2,493,665</u>

LIABILITIES

Accounts Payable	\$ 1,275
Payroll Liabilities	6,343
Total Liabilities	<u>7,618</u>

DEFERRED INFLOWS OF RESOURCES

Unavailable Revenue - property taxes	5,780
Total Deferred Inflows of Resources	<u>5,780</u>

FUND BALANCES (DEFICITS)

Nonspendable:	
Prepaid Expenses	3,544
Committed:	
Technology District	885,845
Downtown	487,359
Pleasant View	(23,720)
Assigned	-
Unassigned:	1,127,239
Total Fund Equity	<u>2,480,267</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 2,493,665</u>

*See accompanying notes to financial statements
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY
Reconciliation of the Balance Sheet
to the Statement of Net Position
September 30, 2023

Total fund balances at September 30, 2023 - Governmental Funds \$ 2,480,267

Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds:

Cost of capital assets at September 30, 2023	1,714	
Less: Accumulated depreciation as of September 30, 2023	<u>(1,714)</u>	-
Right-to-use assets at September 30, 2023	66,521	
Less: Accumulated amortization as of September 30, 2023	<u>(59,109)</u>	7,412

Deferred outflows of resources represent a consumption of fund equity that will be reported as an outflow of resources in a future period and therefore, are not reported in the funds:

Deferred outflows of resources-pension plan	22,815
---	--------

Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds:

Elimination of unavailable revenue - property taxes	5,780
---	-------

Deferred inflows of resources represent an acquisition of fund equity that will be recognized as an inflow of resources in a future period and therefore, are not reported in the funds:

Deferred inflows of resources-pension plan	(6,483)
--	---------

Some assets and liabilities are not available, due or payable in the current period and therefore, are not reported in the funds. Those assets/liabilities consist of:

Net pension asset (liability)	(50,638)	
Lease liability	(7,833)	<u>(58,471)</u>

Net position of governmental activities at September 30, 2023	<u><u>\$ 2,451,320</u></u>
---	----------------------------

*See accompanying notes to financial statements
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY
Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
Year Ended September 30, 2023

Revenues

Property Taxes	\$ 5,301,719
Penalties and Late Fees	218
Interest and Investment Earning	160,405
Administrative Charges to Districts	166,000
Total Revenues	<u>5,628,342</u>

Expenditures

Tax Increment Expenses	5,067,502
General Government	104,035
Debt Service:	
Principal	7,680
Interest	310
Total Expenditures	<u>5,179,527</u>

Excess (Deficiency) of Revenues Over Expenditures	448,815
---	---------

Fund Balance - October 1,	2,031,452
Fund Balance - September 30,	<u><u>\$ 2,480,267</u></u>

*See accompanying notes to financial statements
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
Year Ended September 30, 2023

Amounts reported for governmental activities in the statement of activities are different because:

Net Change in Fund Balances - total governmental funds	\$ 448,815
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Property Taxes	(163,012)
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.	
Amortization of right-to-use assets	(7,391)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Principal Payments - Leases	7,680
The net pension effect related to the pension expense recognized for the year.	
PERSI contributions	6,455
Defined benefit plan expense	(12,300)
Change in net position of governmental activities	<u>\$ 280,247</u>

*See accompanying notes to financial statements
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Post Falls Urban Renewal Agency (the “Agency”) have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) in the United States. GAAP statements include all relevant Governmental Accounting Standards Board (GASB) pronouncements. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity

Post Falls Urban Renewal Agency is an urban renewal agency created by and existing under the Idaho Urban Renewal Law of 1965, as amended, and is an independent public body.

The accompanying financial statements include all aspects controlled by the Board of Commissioners of Post Falls Urban Renewal Agency. The Agency is included in the City of Post Falls, Idaho financial reporting based on certain criteria in GASB Statement No. 14. These statements present only the funds of the Agency and are not intended to present the financial position and results of operations of the City of Post Falls, Idaho in conformity with GAAP.

Under the Idaho Code, in May 1991, the Post Falls City Council passed an ordinance that created the Post Falls Urban Renewal Agency. The Agency was established to promote urban development and improvement in and around the City of Post Falls. The Agency is governed by a board of seven commissioners. Under the Idaho Code, the Agency has the authority to issue bonds. Any bonds issued by the Agency are payable solely from the revenues attributable to tax increment financing. Any bonds issued are not a debt of the City. Post Falls City Council is not responsible for approving the Agency budget or funding any annual deficits. The Agency controls disbursements independent of City Council.

The Board of Commissioners is the decision-making authority that determines by formal vote whether funds are to be restricted, committed, or assigned and only the Board can determine any change in fund status by the same type of formal vote.

Basic Financial Statements

Basic financial statements are presented at both the government-wide and fund financial level. Both levels of statements categorize primary activities as either governmental or business-type. The accounts of the Agency are organized on the basis of only one governmental fund. The general fund is the only fund used by the Agency. The Agency does not have any business-type activities. Therefore, both the government-wide and the fund financial level consist of only the Agency’s general fund.

The government-wide financial statements consist of the Statement of Net Position and the Statement of Activities. The fund financial statements consist of the Balance Sheet - Governmental Funds and the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds. A reconciliation between the government-wide financial statements and the fund financial statements is also presented.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days after year end. Expenditures are recorded when the related fund liability is incurred, as under accrual accounting. However, expenditures related to debt service, are recorded when payment is due. Expenditure recognition occurs in the accounting period in which the liability is incurred if measurable. Principal and interest on general long-term debt are recognized as fund liabilities when due, or when amounts have been accumulated (if appropriate) in a debt service fund for payments to be made in the following year.

Property taxes, interest income, and various other revenues associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Agency.

Cash and Cash Equivalents

In the governmental funds, cash received by the Agency is pooled for investment purposes and is presented as "Cash and Cash Equivalents" on the financial statements. For presentation in the financial statements, cash and cash equivalents includes cash on hand, amounts due from banks, and investments with an original maturity of three months or less at the time they are purchased by the Agency. Investments with an initial maturity of more than three months are reported as investments.

Receivables

All trade and property tax receivables are shown net of an allowance for uncollectible accounts. Allowance for uncollectible property taxes was -\$0- at September 30, 2023. When an urban renewal district closes, any uncollected taxes as of the date of closure related to those districts are no longer received by the Agency.

Prepaid Expenses

Prepaid expenses consist of prepaid insurance.

Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Capital assets are depreciated using a straight-line depreciation method over a five to seven year life.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Agency has one item, pension plan, which is reported in the government-wide statement of net position and qualifies for reporting in this category at this time.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has two items that qualify for reporting in this category. One item, unavailable revenue, is reported only in the governmental funds balance sheet. The other item, pension plan, is reported in the government-wide statement of net position. These amounts are deferred and recognized as inflows of resources in the period that the amounts becomes available.

Compensated Absences

The Agency has a policy for vacation pay. Vacation benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the Agency will compensate the employees for the benefits through paid time off or some other means. The Agency records a liability for accumulated unused vacation time when earned for all employees who qualify. These benefits fall on the employee's anniversary date of hire at the following rates:

Years Employed	Full-time Hours per Month	Part-time Rate per Hour
0 - 5	5	.0385
5 +	7.5	.0577

Upon termination of employment from the Agency, employees will be compensated for unused vacation leave at the rate of one paid day for each day of current accrued vacation leave subject to a maximum accumulation of 120 hours at the end of each fiscal year. The liability for accumulated vacation was \$3,237 at September 30, 2023 for governmental fund types, which represents normal accumulations, is recorded on the government-wide statement of net position.

Accumulated sick leave lapses when employees leave the employ of the government and, upon separation from service, no monetary obligation exists.

Accrued Liabilities and Long-term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements.

POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the governmental fund financial statements regardless of whether they will be liquidated with current resources. In general, payments made within 60 days after year end are considered to have been made with current available financial resources. Bonds and other long-term obligations that will be paid from governmental funds are not recognized as a liability in the fund financial statements until due.

In the fund financial statements, long-term debt is recognized as a liability of a governmental fund, when due, or when resources have been accumulated in the general fund for payment early in the following year. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. The remaining portion of such obligations is maintained separately and represents a reconciling item between the fund and agency-wide presentation.

Pensions

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Net Position Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitation on the use of resources through either a committed (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing Agency commission is the highest level of decision-making authority for the government that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes that do not meet the criteria to be classified as committed. The commission may assign fund balance. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Fund balances of the governmental funds are classified as follows in the fund financial statements:

Nonspendable—Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.

Restricted—Amounts that can be spent only for specific purposes because of the state or federal laws, or externally imposed conditions by grantors or creditors.

Committed—Amounts that can be used only for specific purposes determined by a formal action by the Board of Commissioners by resolution.

Assigned—Amounts that are designated by the Board of Commissioners for a specific purpose but are not spendable until a budget resolution is passed by the Board of Commissioners.

Unassigned—All amounts not included in other spendable classifications.

Property Tax and Unavailable Property Tax Revenues

Property taxes are levied by taxing agencies each November on the assessed value listed as of the previous December tax rolls. Assessed values are an approximation of market value. Assessed values are established by the County Assessor. The County Treasurer remits the appropriate collected taxes to the Agency on a monthly basis.

Property taxes are recognized when measurable and available to finance current expenditures. The criterion of available has been defined as having been received within 60 days after year-end. Any portion of taxes receivable not meeting this criteria are recorded in the deferred inflows of resources for unavailable property taxes account and will be recognized as revenue when measureable and available.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2 – CASH AND INVESTMENTS

General

State statutes authorize the Agency's investments. The Post Falls Urban Renewal Agency is authorized to invest in demand deposits, savings accounts, U.S. Government obligations and its agencies, obligations of Idaho and its agencies, fully collateralized repurchase agreements, prime domestic commercial paper, prime domestic bankers acceptances, bonds, debentures or notes of any corporation organized, controlled and operating within the U.S. which have at their purchase an "A" rating or higher, government pool and money market funds consisting of any of these securities listed.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2023

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk

Custodial credit risk that, in the event of a bank failure, the Agency's deposits may not be returned to it. The Agency does not have a deposit policy for custodial credit risk as it deposits funds in financial institutions that are members of the U.S. Federal Deposit Insurance Corporation (FDIC) and has never experienced such a loss.

As of September 30, 2023, the Agency's deposits were exposed to custodial credit risk as follows:

Deposits without exposure to custodial credit risk:

Amount insured by FDIC or other agencies	\$ 250,025
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Deposits with exposure to custodial credit risk:

Amount collateralized with securities held in trust, but not in the Agency's name -	2,445,846
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Uninsured and uncollateralized	558,162
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Total bank balance (deposits)	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 3,254,033</div>
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The carrying amount is displayed as follows in the financial statements:

Statement of net position

Cash and cash equivalents	\$ 17,708
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Equity in the State Investment Pool	2,450,030
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	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 2,467,738</div>
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Cash and Cash equivalents at September 30, 2023 consist of the following:

Cash

Deposits with financial institutions	\$ 17,708
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Equity in State Investment Pool at September 30, 2023, consist of the following

Cash equivalents

Idaho State Investment pool deposits	2,450,030
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	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 2,467,738</div>
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POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 2 – CASH AND INVESTMENTS (CONCLUDED)

State Investment Pool

Investments in 2a7-like pools are valued based upon the value of pool shares. The Agency invests in one 2a7-like pool, the Idaho State Investment Pool. The advisory board of the Idaho State Investment Pool is composed of members appointed pursuant to the requirements of the Public Funds Investment Act. The State Investment Pool is duly chartered and administered by the State Treasurer's Office and consists of US Treasury bills and notes, collateralized certificates of deposit and repurchase agreements. GASB Statement No. 3 requires the Agency to assign risk categories for its investments, except those in which securities are not used as evidence of the investment. The Pool has not been assigned a risk category since the Agency is not issued securities, but rather it owns an undivided beneficial interest in the assets of the Pool. The Pool is not registered with the Securities and Exchange Commission or any other regulatory body nor are any balances insured by the Federal Deposit Insurance Corporation. Financial reports are available from the Idaho State Treasurer's Office upon request.

The balances above that the Agency has in the State Investment Pool are carried at amortized cost and calculated on a monthly basis. The Agency's portion of the State Investment Pool had an unrealized gain of \$4,184 as of September 30, 2023.

State statutes authorize the Agency to invest in U.S. Government obligations and its agencies, obligations of Idaho and its agencies, fully collateralized repurchase agreements, prime domestic commercial paper, prime domestic bankers acceptances, government pools, and money market funds consisting of any of these securities listed. No unauthorized investment transactions were carried out by the Agency during the year.

GASB Statement No. 40 requires the Agency to assign risk categories for its investments, except those in which securities are not used as evidence of the investment. Credit risk is the risk that an issuer of a debt type investment will not fulfill its obligation to the holder of the investment. The short term investment pools are not evidenced by securities that exist in physical or book entry form and accordingly, are not categorized for credit risk.

NOTE 3 – RECEIVABLES

The following is a schedule of property taxes assessed for the year, collected and remaining to be received.

Year	Beginning Balance	Assessments Levied	Adjustments & Collections	Ending Balance
2007-2023	\$ 168,713	\$ 5,094,331	\$ (5,255,969)	\$ 7,075

In accordance with NCGA Interpretation #3, revenue, which is not received within 60 days of the year-end, has been reflected as unavailable revenue - property taxes. The balance as of September 30, 2023 is as follows:

Taxes Due at September 30, 2023	\$ 7,075
Received October 2023	(1,188)
Received November 2023	(107)
Unavailable revenue - property taxes	<u>\$ 5,780</u>

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2023

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Office Furniture	\$ 1,714	\$ -	\$ -	\$ 1,714
Less Accumulated Depreciation	(1,714)	-	-	(1,714)
Capital Assets, Net	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Depreciation expense was \$0 for the year ended September 30, 2023.

NOTE 5 – LONG-TERM OBLIGATIONS & COMMITMENTS

A&A Construction and Development, Inc (Downtown) – During the 2023 fiscal year, the Agency entered into an Owner Participation and Reimbursement Agreement (OPA) with A&A Construction and Development. Under this agreement, the Agency will reimburse the cost of infrastructure improvements made within the Downtown Urban Renewal District totaling an estimated \$9,041,000. Public infrastructure construction projects are in process. \$461,419 is being held for future reimbursement of public infrastructure.

Copper Basin Construction, Inc (Tullamore) – During the 2008 fiscal year, the Agency entered into an Owner Participation Agreement (OPA) with Tullamore Properties, LLC. Under this agreement, the Agency will reimburse the cost of infrastructure improvements made within the East Post Falls Urban Renewal District totaling \$2,724,027. In FY 2014 the Agency entered into an OPA with Copper Basin Construction, Inc.

During fiscal year 2016 reimbursements totaling \$1,741,887 were approved and added to the obligation. During fiscal year 2018 reimbursements totaling \$2,033,046 were approved and added to the obligation. During fiscal year 2023 reimbursements totaling \$2,390,055 were approved and added to the obligation. The Agency was only obligated to reimburse Tullamore Properties, LLC if tax increment revenues of the Agency, directly resulting from the project improvements made by Tullamore Properties, LLC were available. The Agency received increment revenue and then deducted the amounts necessary to cover administrative costs, fund the district reserve, and pay any district debt. The amount remaining was the reimbursement. Of the total amount the Agency agreed to reimburse, \$6,498,960 was reimbursed in previous fiscal years, and \$1,848,791 was reimbursed in fiscal year 2023. The East Post Falls Urban Renewal District closed December 31, 2022, with final tax increment remittances and obligation reimbursements taking place during fiscal year 2023.

Tullamore Commons II, LLC (East Post Falls) – During the 2013 fiscal year, the Agency entered into an Owner Participation Agreement with Tullamore Commons II, LLC. Under this agreement, the Agency will reimburse the cost of infrastructure improvements made within the East Post Falls Urban Renewal District in an amount not to exceed \$325,000. The Agency was only obligated to reimburse Tullamore Commons II, LLC if tax increment revenues of the Agency, directly resulting from the project improvements made by Tullamore Commons II, LLC are available. The Agency received increment revenue and then deducted the amounts necessary to cover administrative costs, fund the district reserve, and pay any district debt. The amount remaining was the reimbursement. Of the total amount the Agency agreed to reimburse, \$192,788 was reimbursed in previous fiscal years, and \$12,983 was reimbursed in fiscal year 2023. The East Post Falls Urban Renewal District closed December 31, 2022, with final tax increment remittances and obligation reimbursements taking place during fiscal year 2023.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2023

NOTE 5 – LONG-TERM OBLIGATIONS & COMMITMENTS (CONCLUDED)

Pointe Partners, LLC (Center Point) – During the 2013 fiscal year, the Agency entered into an Owner Participation Agreement with Point Partners, LLC. Under this agreement, the Agency will reimburse the cost of infrastructure improvements made within the Center Point Urban Renewal District. The Agency is only obligated to reimburse Pointe Partners, LLC if tax increment revenues of the Agency, directly resulting from the project improvements made by Pointe Partners, LLC are available. The Agency receives increment revenue and then deducts the amounts necessary to cover administrative costs, fund the district reserve, and pay any district debt. The amount remaining is the reimbursement. Of the initial reimbursement request, \$3,552,954 was approved in fiscal year 2012 for reimbursement, \$3,422,806 was approved in fiscal year 2013 for reimbursement, \$91,554 was approved in fiscal year 2015 for reimbursement, \$497,313 was approved in fiscal year 2018, \$573,947 was approved in FY 2020 for reimbursement and \$1,812,216 was approved in fiscal year 2023 totaling approved reimbursements of \$9,950,790. Of the total amount the Agency agreed to reimburse, \$8,138,575 was reimbursed in previous fiscal years, and \$1,541,260 was reimbursed in fiscal year 2023. The Center Point Urban Renewal District closed December 18, 2022, with final tax increment remittances and obligation reimbursements taking place during fiscal year 2023.

Beyond Green, Inc (Post Falls Technology) - During the 2019 fiscal year, the Agency entered into an Owner Participation and Reimbursement Agreement (OPA) with Beyond Green. Public infrastructure construction projects are in process. \$860,490 is being held for future reimbursement of public infrastructure.

East Post Falls (EPF) District – On May 19, 2022 the Agency and City of Post Falls agreed to an Addendum to a May 20, 2021 Memorandum of Understanding (MOU) for the purpose of amending the total project costs of the Cecil Road/Poleline Ave and Cecil Road/Mullan Ave intersection improvements to \$2,170,182. The financial obligations under this Agreement were fully reimbursed in fiscal year 2023. The East Post Falls Urban Renewal District closed December 31, 2022.

NOTE 6 – RISK MANAGEMENT

The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and natural disasters. The Agency contracts with an insurance company, Idaho Counties Risk Management Program (ICRMP), for property insurance and general liability insurance.

An outside insurance company protects professional liability with a \$2,000,000 liability and a \$3,000,000 umbrella. Errors and omissions liability has a \$2,000,000 liability with \$3,000,000 in the aggregate annually per insured. Automobile liability has a \$2,000,000 single limit of liability.

The Agency's workman's compensation coverage is provided by the Idaho State Insurance Fund. During fiscal year 2022/23, the Agency contributed \$199 for this insurance coverage.

POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 7 – PENSION PLAN

Plan Description

The Post Falls Urban Renewal Agency contributes to the Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 74% for police and firefighters.

As of July 1, 2022, through July 31, 2023, the employee rate was 7.16% for general employees and 9.13% for police and firefighters. As of August 1, 2023, the employee rate decreased to 6.71% for general employees and increased to 9.83% for police and firefighters.

The employer contribution rate as a percentage of covered payroll is set by the Retirement Board and was 11.94% for general employees and 12.28% for police and firefighters during the period July 1, 2022, through July 31, 2023. As of August 1, 2023, the employer rates for general employees decreased to 11.18% and increased for police and firefighters to 13.26%.

The Agency's contributions were \$6,984 for the year ended September 30, 2023.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2023

NOTE 7 – PENSION PLAN (CONTINUED)

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2023, the Agency reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Agency's proportion of the net pension liability was based on the Agency's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At June 30, 2023, the Agency's proportion was 0.0012689%.

For the year ended September 30, 2023, the Agency recognized pension expense of \$12,300. At September 30, 2023, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 8,680	\$ -
Changes in assumptions or other inputs	5,014	-
Net difference between projected and actual earnings on pension plan investments	4,753	-
Change in the Agency's proportion and differences between the Agency's contributions and the Agency's proportionate contributions	2,807	6,483
Agency's contributions subsequent to the measurement date	1,561	-
Total	<u>\$ 22,815</u>	<u>\$ 6,483</u>

\$1,561 reported as deferred outflows of resources related to pensions resulting from Agency's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2023.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2021, the beginning of the measurement period ended June 30, 2022 is 4.6 and 4.4 for the measurement period June 30, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year ended September 30:

2024	5,763
2025	2,243
2026	8,313
2027	(1,548)

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2023

NOTE 7 – PENSION PLAN (CONTINUED)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.30%
Salary increases	3.05%
Salary inflation*	3.05%
Investment rate of return**	6.35%
Cost-of-living adjustments	1.00%

**net of pension plan investment expense*

***there is an additional component of assumed salary growth (on top of the 3.05%) that varies for each individual member based on years of service*

An experience study was performed for the period July 1, 2015 through June 30, 2020 which reviewed all economic and demographic assumptions including mortality. The total pension liability as of June 30, 2023 is based on the results of an actuarial valuation date of July 1, 2021.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 7 – PENSION PLAN (CONCLUDED)

Capital Market Assumptions

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Cash	0.00%	0.00%
Large Cap	18.00%	4.50%
Small/Mid Cap	11.00%	4.70%
International Equity	15.00%	4.50%
Emerging Markets Equity	10.00%	4.90%
Domestic Fixed	20.00%	-0.25%
TIPS	10.00%	-0.30%
Real Estate	8.00%	3.75%
Private Equity	8.00%	6.00%

Discount Rate

The discount rate used to measure the total pension liability was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the Agency's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Agency's proportionate share of the net pension liability calculated using the discount rate of 6.35%, as well as what the Agency's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.35%) or 1-percentage-point higher (7.35%) than the current rate:

	1% Decrease (5.35%)	Current Discount Rate (6.35%)	1% Increase (7.35%)
District's proportionate share of the net pension liability (asset)	\$ 91,075	\$ 50,638	\$ 17,589

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

See accompanying independent auditors report

POST FALLS URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2023

NOTE 8 – LEASES

The Agency also leases its office space. The original lease began October 1, 2015, was renewed in September 2018, for three years before the term of the third addendum to lease agreement for 36 months, commencing on October 31, 2021 with annual payments of \$7,990. Rent payments for the year ended September, 30, 2023, was \$7,990.

At September 30, 2022, the Agency has recognized right-to-use assets of \$66,521 and a lease liability of \$7,833. During the fiscal year, the Agency recorded \$7,391 in amortization expense for the right-to-use assets. The amortization expense is allocated to general government on the statement of activities. The Agency used an interest rate of 2% for the assets.

Net right-to-use assets are as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Right-to-use asset:				
Office space	\$ 66,521	\$ -	\$ -	\$ 66,521
Accumulated amortization	(51,718)	(7,391)	-	(59,109)
Net right-to-use assets	<u>\$ 14,803</u>	<u>\$ (7,391)</u>	<u>\$ -</u>	<u>\$ 7,412</u>

Changes in lease liability are as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Lease liability	<u>\$ 15,513</u>	<u>\$ -</u>	<u>\$ 7,680</u>	<u>\$ 7,833</u>

Future lease payments are as follows:

Year Ended September 30	Principal	Interest	Total
2024	<u>\$ 7,833</u>	<u>\$ 157</u>	<u>\$ 7,990</u>
	<u>\$ 7,833</u>	<u>\$ 157</u>	<u>\$ 7,990</u>

See accompanying independent auditors report

REQUIRED SUPPLEMENTARY INFORMATION

POST FALLS URBAN RENEWAL AGENCY
SCHEDULE OF AGENCY'S SHARE OF NET PENSION LIABILITY
PERSI - Base Plan
Last 10 - Fiscal Years *

	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Agency's portion of the net pension liability	0.0012689%	0.0016938%	0.0013542%	0.0013486%	0.0013350%	0.0015298%	0.0011755%	0.0036291%	0.0036032%
Agency's proportionate share of the net pension liability (asset)	\$ 50,638	\$ 66,713	\$ (1,070)	\$ 31,316	\$ 15,239	\$ 22,565	\$ 18,477	\$ 73,567	\$ 47,448
Agency's covered-employee payroll	\$ 55,240	\$ 68,642	\$ 51,149	\$ 48,734	\$ 45,734	\$ 48,612	\$ 39,445	\$ 89,739	\$ 101,295
Agency's proportional share of the net pension liability as a percentage of its covered-employee payroll	91.67%	97.19%	-2.09%	64.26%	33.32%	46.42%	46.84%	81.98%	46.84%
Plan fiduciary net position as a percentage of the total pension liability	83.83%	83.09%	100.36%	88.22%	93.79%	91.69%	90.68%	87.26%	91.38%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the Post Falls Urban Renewal Agency will present information for those to use for which information is available.

Data reported is measured as of June 30, 2023

SCHEDULE OF AGENCY'S CONTRIBUTIONS
PERSI - Base Plan
Last 10 - Fiscal Years *

	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Statutorily required contribution	\$ 5,542	\$ 7,843	\$ 5,347	\$ 5,291	\$ 5,108	\$ 5,941	\$ 3,964	\$ 10,788	\$ 11,786
Contributions in relation to the statutorily required contribution	\$ (6,520)	\$ (8,069)	\$ (6,107)	\$ (5,808)	\$ (5,208)	\$ (5,647)	\$ (4,189)	\$ (12,180)	\$ (11,575)
Contribution (deficiency) excess	\$ (978)	\$ (226)	\$ (760)	\$ (516)	\$ (99)	\$ 294	\$ (225)	\$ (1,392)	\$ 211
Agency's covered-employee payroll	\$ 55,240	\$ 68,642	\$ 51,149	\$ 48,734	\$ 45,734	\$ 48,612	\$ 39,445	\$ 89,739	\$ 101,295
Contributions as a percentage of covered-employee payroll	11.80%	11.76%	11.94%	11.92%	11.39%	11.62%	10.62%	13.57%	11.43%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the Post Falls Urban Renewal Agency will present information for those to use for which information is available.

Data reported is measured as of June 30, 2023

*See accompanying notes
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual – Governmental Fund Types
Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Property Taxes	\$ 5,523,957	\$ 5,523,957	\$ 5,301,719	\$ (222,238)
Penalties and Late Fees	-	-	218	218
Interest and Investment Earnings	6,000	6,000	160,405	154,405
Other Income	-	-	166,000	166,000
Total Revenues	5,529,957	5,529,957	5,628,342	98,385
Expenditures				
General Government	198,097	198,097	104,035	(94,062)
Tax Increment Expense	8,301,634	8,301,634	5,067,502	(3,234,132)
Debt Service:				
Principal	7,680	7,680	7,680	-
Interest	310	310	310	-
Total Expenditures	8,507,721	8,507,721	5,179,527	(3,328,194)
Excess (Deficiency) of Revenues Over Expenditures	(2,977,764)	(2,977,764)	448,815	3,426,579
Other Financing Sources (Uses)				
Other Financing Sources	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	(2,977,764)	(2,977,764)	448,815	3,426,579
Fund Balance - Beginning	2,977,764	2,977,764	2,031,452	(946,312)
Fund Balance - Ending	\$ -	\$ -	\$ 2,480,267	\$ 2,480,267

*See accompanying notes
and independent auditors report*

POST FALLS URBAN RENEWAL AGENCY
Notes to the Budget and Actual Schedule
Year Ended September 30, 2023

Budgets are adopted on a basis consistent with generally accepted accounting principles. An annual budget is adopted for the general fund. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed as an extension of formal budgetary integration in the general fund.

This is in conformance with Idaho State Statutes, which require that appropriations lapse at the end of a fiscal year and are not available to be carried forward to be used in addition to the succeeding year's appropriation.

Reported budgeted amounts are as originally adopted or as amended by the Board. Professional management cannot legally amend appropriations within the budget without first seeking Board approval once the budget has been approved.

Lapsing of Appropriations – At the close of each year, all unspent appropriations revert to the respective funds from which they were appropriated and become subject to future appropriation.

REPORT REQUIRED BY GAO

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Post Falls Urban Renewal Agency
Post Falls, ID

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Post Falls Urban Renewal Agency, a component unit of the City of Post Falls, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise Post Falls Urban Renewal Agency's basic financial statements and have issued our report thereon dated January 11, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Post Falls Urban Renewal Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Post Falls Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Post Falls Urban Renewal Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Post Falls Urban Renewal Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Anderson Bros". The script is cursive and fluid.

Anderson Bros. CPAs
Post Falls, Idaho
January 11, 2024