



Post Falls Urban Renewal Agency
January 19, 2023 Meeting Agenda
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
 - a. Election of Officers **ACTION ITEM**
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Meeting Minutes, December 15, 2022
 - b. District Review Committee Meeting Minutes, January 3, 2023
 - c. Payables
 - d. Bank Activity Report
 - e. Financial Reports
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
8. New Business
 - a. Authorization for newly elected officers to be designated signers **ACTION ITEM**
 - b. Closing Report – Center Point District
 - c. Closing Report – East Post Falls 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 15, 2022

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Baltzell were Commissioners Eric Clemensen, Collin Coles, Jame' Davis, Len Crosby, Melissa Hjeltness and Christi Fleischman. Crosby led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Finance & Policy Meeting Minutes, November 14, 2022

Item B is the Commission Meeting Minutes, November 17, 2022

Item C is the payables for this month totaling \$1,095,646.17.

Item D is the Bank Activity Report which shows total funds in all accounts of \$4,200,737.25 and accrued interest for the month of \$7,252.35.

Item E is the financial reports as of November 30, 2022.

Approval of the consent calendar will authorize a transfer of \$1,095,646.17 to the First Interstate Checking Account for the monthly payables and \$7,252.35 accrued interest to the General Fund.

Commissioner Crosby asked Director Johns if the \$1,085,091.19 payment to the City was for the first one-half of an obligation in the East Post Falls District for the Cecil Road intersection improvements. Johns confirmed it was and that payment of the remaining balance would occur in February 2023. Crosby also asked Johns if the Agency had been impacted by Kootenai County's decision to retain late payment penalties and interest (P&I). Johns replied the County's FY2023 tax increment remittances to date did not include any P&I as had prior years.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – The committee discussed and evaluated a number of issues pertaining to the upcoming closure of two more major districts (East Post Falls and Center Point). Crosby voiced his appreciation for the participation of Commissioners Fleischman and Clemensen in the discussion.

District Review – Coles – In the process of scheduling a meeting anticipated for early January.

Communication, Property and Personnel – Davis – Nothing to report but voiced appreciation for Johns sending a link to the committee members asking them to review the Agency's new website that is in-process.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Order of Approval – The Pointe Partners, LLC (Center Point) – Welch Comer completed their review of the final submittal by The Pointe Partners, LLC – for the extensions of Baugh Way and Beck Road in The Pointe at Post Falls 4th Addition. The closure date of the Center Point District is December 18, 2022. The total amount of documented costs for the submittal was \$2,100,933.00 – the amount that qualifies for reimbursement is \$1,812,215.65 as specified in the Order of Approval.

The current Center Point fund balance together with the projected 2022 tax increment, yet to be received, totals approximately \$1,515,750. Based on these calculations the proponent/developer will not be fully reimbursed for approved infrastructure project costs and there will be no remaining fund balance in the Center Point District at its termination.

Crosby sought clarification from Johns about a reduction in the reimbursement of soft costs based on Agency policy. Johns confirmed a substantial reduction in the reimbursed soft costs compared to the submittal. Crosby also inquired about a bond in place to cover the cost of items pending completion due to weather. Johns responded the City is holding surety for the completion of remaining frontage improvements to be carried out in the spring, at which time the Agency will be notified.

Commissioner Crosby made a motion to approve the Order of Approval for reimbursement of The Point Partners, seconded by Davis. Roll Call Vote: Clemensen – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Baltzell – Aye; Davis – Aye; Coles – Aye. Motion carried.

NEW BUSINESS

Project Update – Beyond Green, Inc. (Post Falls Technology District) – Jerry Dicker of BGI provided an update of the shopping center project at the northeast corner of Prairie Ave and Hwy 41, and the tech park on the northwest corner. The tech park is now a Douglass project. They are moving through the City processes. BGI's involvement in the tech park is to build Cecil Road and get the forty-four (44) acres they have retained into multi-family development. Dicker estimates this multi-family development will add \$100 MILLION tax increment value to the district. BGI is contracted with Douglass to build the road and has \$2 MILLION held in escrow for construction, but the project is experiencing delays. Dicker

reported a potential for entering mediation with the City over Cecil Road project delays resulting from differences between all of the parties involved (BGI, Douglass, Ross Point Water District, City of Post Falls).

The shopping center project has undergone a change of plan. BGI had agreements with Peak Fitness and Super-1 as part of the original plan. Peak Fitness has opted to relocate in a different development to the east due to two years of delay in the platting process. A revised plan has been proposed that continues to include the grocery store but has the entire remainder of the shopping center project facing Hwy 41. The utilities portion of the project continues to be pending City approval. A roundabout (Prairie Ave/Zorros Street) requiring land acquisition by the City is an issue. The City has proposed entering into a Construction Improvement Agreement with BGI for the roundabout but BGI is concerned the City doesn't own all the necessary land at this time. Commissioner Crosby stated the district has a finite life and three of its twenty years have been completed. Additionally, any project reimbursement for the discussed improvements, whether to the City or BGI, is being limited by the passage of time.

STAFF REPORT

Johns reported that agency compliance for Registry Year 2022 has been completed & confirmed with the State of Idaho Controller's Office and the Idaho State Tax Commission pursuant to I.C. §50-2008 and §2905.

The Website Project is nearing completion. Agency & district information has been fully migrated. Johns has received training to be able to perform content revisions and corrections as needed, with the potential to go-live soon.

Updates to the Chamber of Commerce building, including new paint and carpeting in the Agency's leased office space, have been recently completed.

Commissioner Fleischman voiced a need for the Urban Renewal District maps to be readily accessible on the new website. Johns responded district information is easily accessible on the new website and that district maps were in the process of being made available without the need to download district plans.

COMMISSIONER COMMENTS

Commissioner Clemenson asked if Counselor Bredeson could prepare a summary of Idaho Law pertaining to Commissioner conflicts of interest. Bredeson responded that he would and that the Agency had already implemented a Commissioner Disclosure form regarding property and business interests years ago. Crosby stated the disclosure forms are provided annually to the Mayor. Bredeson confirmed this activity as being, "above and beyond" what state law requires. Johns informed the Commission that disclosures would be renewed in January 2023.

CHAIRMAN COMMENT

Chairman Baltzell reminded everyone of an upcoming Commission Appreciation Dinner hosted by the City and scheduled on January 11, 2022, 4:30pm-6:30pm. He encouraged providing a response to the city support

staff for planning purposes. Also, the January Commission Meeting is when Officers will be elected for the coming calendar year and will be on the January meeting agenda. Baltzell expressed his appreciation for everybody working together well over the past year.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Fleischman. All in favor by voice vote. Meeting was adjourned at 10:11 am.

Respectfully submitted,

Joseph Johns, Executive Director

Jerry Baltzell, Chairman

**POST FALLS URBAN RENEWAL
District Review Committee**

January 3, 2023 – PF Chamber of Commerce Conference Room

CALL TO ORDER, ROLL CALL

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

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

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

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

Review Existing Districts

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

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

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

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

Committee Recommendations for Commission.

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

Meeting adjourned at 4:01 p.m.

Respectfully submitted,

Joseph Johns, Executive Director

Collin Coles, Chairman

Post Falls Urban Renewal Agency - In-House Unpaid Bills Detail As of January 19, 2023

Type	Date	Num	Due Date	Aging	Open Balance
Bredeson Law Group					
Bill	01/16/2023	1087	02/15/2023		1,625.00
Total Bredeson Law Group					1,625.00
Canon Solutions America, Inc.					
Bill	01/01/2023	6002958761	01/31/2023		8.72
Total Canon Solutions America, Inc.					8.72
City of Post Falls					
Bill	11/15/2022	INV05036	02/16/2023		1,085,091.19 ¹
Total City of Post Falls					1,085,091.19
Joseph Johns					
Bill	01/01/2023	Jan2023	01/16/2023	3	33.79
Total Joseph Johns					33.79
Mastercard					
Bill	01/13/2023	4518-Dec22	02/12/2023		477.45
Total Mastercard					477.45
Taryn Hecker Media, LLC					
Bill	01/01/2023	1096	01/31/2023		1,205.00
Total Taryn Hecker Media, LLC					1,205.00
Welch/Comer					
Bill	12/20/2022	11383000-013	01/19/2023		2,560.00
Total Welch/Comer					2,560.00
TOTAL					1,091,001.15

See Note#1: - 1,085,091.19

		5,909.96
Payroll:	+	5,441.35
		11,351.31

11:57 AM

**Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of January 19, 2023**

01/16/23

1. Remaining Invoice 05036 balance of \$1,085,091.19 to be paid 2/16/23 per discussion with City

Bank Activity Report

December 2022

Cash Section

Checking: First Interstate

Beginning Balance		\$	14,871.92
Deposits	\$	1,145,849.67	
Withdrawals	\$	(1,149,806.35)	
Ending Balance		\$	10,915.24
Outstanding Checks	\$	(1,221.67)	
Account Balance		\$	9,693.57

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	1,065,516.49
Contributions	\$	1,094,819.14	
Withdrawals	\$	(1,095,646.17)	
Ending Balance		\$	1,064,689.46
Outstanding Transfer			
Account Balance		\$	1,064,689.46

LGIP Capital Improvements 1910

Beginning Balance		\$	3,121,530.00
Contributions	\$	61,647.37	
Withdrawals	\$	(1,092,343.54)	
Ending Balance		\$	2,090,833.83
Outstanding Transfer			
Account Balance		\$	2,090,833.83

Total Funds All Accounts:

\$ 3,165,241.86

December

	Interest
State Pool - LGIP 1910	\$ 6,812.31
Total	<u>\$ 6,812.31</u>

Post Falls Urban Renewal Agency - In-House
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,693.57
LGIP1829-General Fund	1,064,689.46
LGIP1910-Capital Improvements	2,090,833.83
Savings - Idaho Central CU	25.00
Total Checking/Savings	3,165,241.86
Other Current Assets	
Accounts Receivable - Taxes	152,767.00
FMV - State Investment Pool	9,947.00
Interest Receivable	3,000.00
Prepaid Insurance	2,641.00
Total Other Current Assets	168,355.00
Total Current Assets	3,333,596.86
TOTAL ASSETS	3,333,596.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,085,326.05
Total Accounts Payable	1,085,326.05
Other Current Liabilities	
Accrued Expenses	101,471.00
Accrued Vacation Payable	1,988.29
Deferred Increment Revenue	143,883.00
Payroll Liabilities	
ID- Unemployment Payable	-0.01
Payroll Liabilities - Other	1,748.59
Total Payroll Liabilities	1,748.58
Total Other Current Liabilities	249,090.87
Total Current Liabilities	1,334,416.92
Total Liabilities	1,334,416.92
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	967,077.16
Net Income	-2,123,165.22
Total Equity	1,999,179.94
TOTAL LIABILITIES & EQUITY	3,333,596.86

Post Falls Urban Renewal Agency - In-House

Profit & Loss

December 2022

01/11/23

Accrual Basis

	Dec 22	Oct - Dec 22
Ordinary Income/Expense		
Income		
Downtown District	7,936.00	7,936.00
Interest	9,728.62	26,033.21
East Post Falls District	37,491.31	43,824.45
Post Falls Technology District	4,775.52	4,854.93
Total Income	59,931.45	82,648.59
Gross Profit	59,931.45	82,648.59
Expense		
Advertising & Legal Notices	0.00	197.36
Audit	0.00	3,500.00
Computer Repair & Maintenance	199.89	199.89
District Payments	0.00	2,170,182.38
Dues & Memberships	0.00	500.00
Engineering Services	0.00	3,200.00
Legal Fees	525.00	1,225.00
Office Supplies	34.97	105.30
Payroll Expenses	5,649.54	16,731.83
Printing and Copying	19.90	51.48
Rent	0.00	7,990.00
Telephone, Telecommunications	33.88	206.57
Website Design, Hosting & Maint	0.00	1,724.00
Total Expense	6,463.18	2,205,813.81
Net Ordinary Income	53,468.27	-2,123,165.22
Net Income	53,468.27	-2,123,165.22

Fund Reconciliation:

12/31/2022

QB

First Interstate - Checking	GF	\$	9,693.57	
LGIP - 1829	GF	\$	1,064,689.46	
LGIP - 1910	CIP	\$	2,090,833.83	
Savings - Idaho Central CU	GF	\$	25.00	
Total				<u>\$ 3,165,241.86</u>

FUNDS

General Fund	GF	\$	1,074,408.03	
Capital Improvement Fund	CIP	\$	2,090,833.83	
Total				<u>\$ 3,165,241.86</u>

C.I. Fund Allocation:

Pleasant View	\$	(25,000.00)
Downtown	\$	(17,064.00)
PF Technology	\$	369,394.40
CP-The Pointe	\$	781,823.77
CP-Pointe Apartments	\$	133,881.64
EPF-Tullamore	\$	533,297.73
EPF-Tullamore Commons II	\$	-
EPF-S/Ctr	\$	314,500.29
	\$	<u>2,090,833.83</u>

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

Termination Date	<u>Pleasant View</u>	<u>Downtown</u>	<u>PF Tech Dist.</u>	<u>Center Point The Pointe</u>	<u>Pointe Apartments</u>	<u>East Post Falls</u>		<u>Commons II</u>	<u>Total</u>
	2041	2041	2038	2022	2022	South/Central 2022	North-Tullamore 2022	2022	
Sep-22	-	-	87.07	0.36	-	3,203.86	-	-	3,291.29
Oct-22	-	-	-	-	-	1,670.80	549.56	-	2,220.36
Nov-22	-	-	79.41	-	-	3,561.96	550.82	-	4,192.19
Dec-22	-	7,936.00	4,775.52	-	-	28,389.86	9,101.45	-	50,202.83
Jan-23									-
Feb-23									-
Mar-23									-
Apr-23									-
May-23									-
Jun-23									-
Jul-23									-
Aug-23									-
Sep-23									-
Total YTD	-	7,936.00	4,942.00	0.36	-	36,826.48	10,201.83	-	59,906.67
Approved Obligation	-	-	-	9,950,790.49	-	26,287,917.00	8,889,015.07	325,000.00	45,452,722.56
Obligation Balance @ 12/31/22	-	-	-	1,812,215.65	-	1,085,091.19	2,390,055.25	132,212.08	5,419,574.17
Carry over @ 9/30/22	-	-	364,539.47	781,823.77	133,881.64	1,365,968.86	523,095.90	-	3,169,309.64

**Post Falls Urban Renewal Agency - In-House
Profit & Loss Budget vs. Actual
October through December 2022**

	3 Month Actual	3 Month Budget	\$ Under 3 Month Budget	% of 3 Month Budget	2022-23 Total Budget	2022-23 Balance
Expense						
Advertising & Legal Notices	197.36	275.00	-77.64	71.77%	900.00	702.64
Audit	3,500.00	5,200.00	-1,700.00	67.31%	7,700.00	4,200.00
Computer Repair & Maintenance	199.89	65.00	134.89	307.52%	585.00	385.11
Computer Software	0.00	50.00	-50.00	0.0%	623.00	623.00
Dues & Memberships	500.00	0.00	500.00	100.0%	800.00	300.00
Engineering Services	3,200.00	6,400.00	-3,200.00	50.0%	9,600.00	6,400.00
Insurance	0.00	0.00	0.00	0.0%	3,257.00	3,257.00
Legal Fees	1,225.00	6,500.00	-5,275.00	18.85%	25,000.00	23,775.00
Marketing & Education Materials	0.00	0.00	0.00	0.0%	0.00	0.00
Meetings	0.00	80.00	-80.00	0.0%	240.00	240.00
Office Supplies	105.30	175.00	-69.70	60.17%	375.00	269.70
Other Contract Services	0.00	0.00	0.00	0.0%	1,100.00	1,100.00
Payroll Expenses	16,731.83	16,351.26	380.57	102.33%	65,408.00	48,676.17
Postage, Mailing Service	0.00	0.00	0.00	0.0%	60.00	60.00
Printing and Copying	51.48	75.00	-23.52	68.64%	300.00	248.52
Rent	7,990.00	0.00	7,990.00	100.0%	7,990.00	0.00
Telephone, Telecommunications	206.57	310.00	-103.43	66.64%	850.00	643.43
Website Design, Hosting & Maint	1,724.00	300.00	1,424.00	574.67%	1,250.00	-474.00
Contingency	0.00	2,500.00	-2,500.00	0.0%	5,000.00	5,000.00
Total Expense	35,631.43	38,281.26	-2,649.83	93.08%	131,038.00	95,406.57

Center Point District Closure Report

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

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

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

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

The CP District's base valuation at the time of creation was \$1,395,916. The preliminary 2022 district taxable value is \$117,401,391. Over the life of the District, valuation increased by \$116 Million dollars or 8309% due to new development arising from improved infrastructure. Tax increment over the life of the District increased from \$294 per year to over \$600 Thousand dollars yearly. With the closing of the District, the increment portion of the annual real property taxes will be returned to the underlying taxing entities.

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

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

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

The PFURA has reimbursed developer partners for the construction of a large water storage facility, important transportation improvements, sewer and water extensions, including several new sewer lift stations serving the overall district and adding greatly to fire flow and usage capacity throughout the western portion of the city.

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

In addition to the development of new businesses and employers such as Sysco, Walmart and Cabelas, the CP District has also become home to United Parcel Service, Central Transport, Hayden Beverage Company, M6 Cycles, Maverick, Service Master, Pointe Pest Control, BAT Machine and Diamond Line Delivery, all providing economic diversification and new jobs and increased employment opportunities for Kootenai County residents.

East Post Falls District Closure Report

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

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

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

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

The EPF District's Base Valuation at the time of creation (South sub-district) was \$62,413,796. The Base Valuation was revised to 68,866,179 upon amendment of the District Plan to include the Central and North sub-districts. Over the life of the District, valuation increased by \$689 Million dollars or 1105% due to new development arising from improved infrastructure. Tax increment over the life of the District increased from \$35 Thousand dollars per year to over 3.5 Million dollars yearly. With the closing of the District, the increment portion of the annual real property taxes will be returned to the underlying taxing entities.

Tax increment-based expenditures through December 2022, for public infrastructure projects, total just under 37.9M. This includes rebates of 2.2M and 3.2M to tax authorities in 2009 and 2012 respectively. An estimated additional \$1.3M tax increment is anticipated for rebate to tax authorities upon final reimbursement of remaining approved obligations and completion of tax year 2022 remittances.

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

The proponent of the North sub-district was originally Tullamore Properties, LLC, but later transferred to Copper Basin Construction, Inc. and Whitewater Creek. The major objective of the North (Tullamore) sub-district was to provide infrastructure and public roadways to

accommodate a major commercial and housing development. Post Falls Urban Renewal Agency only provided tax increment-based reimbursement for arterial roads and collector streets for the support of a senior living facility and several workforce housing developments within the sub-district.

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

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