



Post Falls Urban Renewal Agency
February 19, 2026 Meeting
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Meeting Minutes, January 28, 2026
 - b. Payables
 - c. Bank Activity Report
 - d. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Coles
 - b. District Review - Fleischman
 - c. Communications, Property & Personnel - Clemensen
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. Order of Approval – Reimbursement – Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc. **ACTION ITEM**
 - b. Owner Participation Agreement, CamKels Holdings LLC – Nonna Building (Downtown URD) **ACTION ITEM**
8. New Business
 - a. FY2025 Audit Presentation **ACTION ITEM**
 - b. Approval of Semi-Annual Proponent Reimbursements **ACTION ITEM**
 - c. 2025 Annual Report Presentation **ACTION ITEM**
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
February 19, 2026

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairperson Christi Fleischman called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Fleischman were Commissioners Pat Leffel, Collin Coles, Eric Clemensen, Dominic Parmantier and Joe Rodriguez. Commissioner Len Crosby was absent. Counselor Pete Bredeson was also absent. Fleischman led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, January 28, 2026

Item B is the payables for this month totaling \$22,513.21.

Item C is the Bank Activity Report which shows total funds in all accounts of \$5,559,135.19 and accrued interest for the month of \$10,713.43.

Item D is the financial reports as of January 31st.

Approval of the consent calendar will authorize a transfer of \$22,513.21 to the First Interstate Checking Account for the monthly payables and \$10,713.43 accrued interest to the General Fund.

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Leffel.

Roll Call Vote: Clemensen – Aye; Parmantier – Aye; Rodriguez – Aye; Fleischman – Aye; Coles – Aye; Leffel – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Coles: The monthly financials, reports and the completed annual audit report were reviewed. The Auditor's Report indicates that the financial reporting for the Post Falls Urban Renewal Agency is in full compliance with generally accepted accounting standards and requirements, that all transactions entered into by the Commission had authoritative guidance or consensus, that all significant transactions have been disclosed and recognized in the Commission's monthly financial statements and reports no issues or concerns.

District Review – Fleischman: Nothing to report

Communication, Property and Personnel – Clemensen: Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Order of Approval – Reimbursement – Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc. The Order of Approval, drafted by Counselor Bredeson, is for the Agency's inaugural Minor Project Program in the Downtown Urban Renewal District. The Commission previously approved engaging in a Minor Project

Participation Agreement on June 19, 2025. For consideration is the reimbursement of participant expenditures in the amount of \$84,643.08 comprising hard and soft costs for construction associated with the project located at 209 E 2nd Ave. in the Downtown Urban Renewal District, as recommended by the Agency’s consulting engineers. Clemensen made a motion to approve as presented, seconded by Rodriguez.

Roll Call Vote: Coles – Aye; Parmantier – Aye; Leffel – Aye; Fleischman – Aye; Rodriguez – Aye; Clemensen – Aye. Motion carried.

Owner Participation Agreement, CamKels Holdings LLC. The project, located at 102 E 4th Ave, is the site of former dry cleaning and automotive repair activity. Portions of the project qualify for consideration as part of the following projects identified in the Downtown District Plan: “*City Center Parking Plan – Street Completion Plan*” (Tier 1); “*Site Remediation*” (Tier 4). The OPA, drafted by Counselor Bredeson and reviewed by the potential participant, is presented for consideration for approval as a standard project in the Downtown Urban Renewal District. Clemensen asked Johns if the OPA was previously tabled due to a change with the participant’s name into an LLC. Johns answered that was correct. The OPA was on the prior Commission meeting agenda with the name of an individual but the property has been transferred into the name of CamKels Holdings LLC. Clemensen asked if there were any other changes to the OPA document. Johns confirmed no other changes were made. Clemensen made a motion to approve the OPA, seconded by Rodriguez.

Roll Call Vote: Fleischman – Aye; Leffel – Aye; Parmantier – Aye; Rodriguez – Aye; Coles – Abstain; Clemensen – Aye. Motion Carried.

NEW BUSINESS

FY2025 Audit Presentation. Toni Hackwith from Alpine Summit CPAs, reported the FY 2025 Audit results. A review of the Independent Auditor’s Report, pages 1-3, was provided, with particular note being made about the issuance of an unmodified (clean) opinion on the financial statements and that they are materially correct as stated. Hackwith explained the Balance Sheet (pg. 13), Statement of Revenue (pg. 15) and the purpose of the Notes to Financial Statements section (pgs. 17-29). The Report on Internal controls and Compliance Over Financial Reporting (pg. 33) is required since the Urban Renewal Agency is a governmental entity. Hackwith reported no issues were found, controls are adequate, and no issues were found in regards to compliance with laws and regulation for the purpose of financial reporting, financial statements, and general financial information. Commissioner Rodriguez asked about the “cash balance” increasing over time. Hackwith responded that it fluctuates depending on the Agency’s projects. Commissioner Coles added that he hasn’t been able to discern a foreseeable trend, that it varies. Fleischman clarified with Johns that the audit presentation was an action item. Johns confirmed and stated a motion was necessary. Clemensen made a motion to accept the audit as presented, Coles seconded.

Roll Call Vote: Coles – Aye; Rodriguez – Aye; Parmantier – Aye; Clemensen – Aye; Fleischman – Aye; Leffel – Aye. Motion carried.

Approval of Semi-Annual Proponent Reimbursements. Johns stated per Agency policy #7, tax increment received by the Agency for each of the urban renewal districts is disbursed in February and August each year for public improvements that have been planned, completed and paid for by the proponent and dedicated to the City. February reimbursement will take place as follows:

District	Proponent	Reimbursement	Remaining Obligation
Downtown	A&A Construction & Dev.	\$507,208.29	\$3,700,403.30
Downtown (MPP)	PF Aerie No. 3682 (Eagles)	<u>\$ 84,643.08</u>	\$ 0.00
	Total Reimbursement for consideration	<u>\$591,851.37</u>	

The district fund balances after these reimbursements are as follows:

The Downtown District Minor Projects Program has a balance of \$140,443.74. The Post Falls Technology District has a current balance of \$3,780,583.85. These fund balances are for future reimbursement of public infrastructure improvements.

The Pleasant View District has a current balance outstanding of \$51,523.90 as a result of tax increment fund remittances not yet covering the Agency's Annual Administration fee.

Commissioner Parmantier asked about the difference with the Downtown District fund balance and the Downtown District Minor Projects fund balance. Johns replied that the Minor Projects fund is allocated 15% of district tax increment remittances up to a \$250 THOUSAND maximum fund balance. The Minor Projects fund in the Downtown District currently retains a fund balance, whereas the standard portion of the district fund is reduced to \$0 with the reimbursement to A&A Construction. Chair Fleischman asked for a motion to approve the Semi-Annual Proponent Reimbursements. Commissioner Rodriguez made the motion, seconded by Clemensen.

Roll Call Vote: Clemensen – Aye; Coles – Aye; Fleischman – Aye; Rodriguez – Aye; Parmantier – Aye; Leffel – Aye. Motion carried.

2025 Annual Report Presentation. Director Johns presented the 2025 Annual Report as required by Idaho Code, noting a public notice was published in the CdA Press on February 12th and no letters of comment had been received. The report is available for viewing in the Post Falls City Clerk's office and the Agency's office in the Chamber of Commerce Building. The report is also available on the Agency's website. The 2025 Annual Report is scheduled for presentation to the Post Falls City Council on March 17, 2026. Clemensen voiced support for revisions Johns noted would be made prior to the presentation to City Council. Rodriguez recommended Johns include information about how Post Falls Urban Renewal operates in a more prudent/conservative manner than other similar agencies in the state and nation. Clemensen made a motion to approve the 2025 Annual Report to City Council, seconded Leffel.

Roll Call Vote: Leffel – Aye; Clemensen – Aye; Rodriguez – Aye; Coles – Aye; Fleischman – Aye; Parmantier – Aye. Motion carried.

STAFF REPORT

Johns stated year-end tax reporting for 2025 has been filed with the IRS and State Tax Commission.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

Commissioners Crosby and Fleischman attended the City's Land Use training session as representatives of the Agency. Crosby has proposed the Commission consider a Code of Ethics modeled on one presented at the Land Use training session. Crosby will draft the basic information for future consideration by the Commission.

ADJOURNMENT

Fleischman adjourned the meeting adjourned at 9:38 am.

Respectfully submitted,



Joseph Johns, Executive Director



Christi Fleischman, Chair