



Post Falls Urban Renewal Agency
March 16, 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
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. Commission Meeting Minutes, February 16, 2023
 - b. Payables
 - c. Bank Activity Report
 - d. 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
 - a. Resolution 2023-01 – Recommendation to Terminate Center Point Urban Renewal District Plan **ACTION ITEM**
 - b. Resolution 2023-02 – Recommendation to Terminate East Post Falls Urban Renewal District Plan **ACTION ITEM**
8. New Business
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
March 16, 2023

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 Jame' Davis, Len Crosby, Melissa Hjeltness and Christi Fleischman. Commissioners Eric Clemensen and Collin Coles were absent. Also present was Counselor Pete Bredeson. Hjeltness 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 Commission Meeting Minutes, February 16, 2023

Item B is the payables for this month totaling \$6,893.01.

Item C is the Bank Activity Report which shows total funds in all accounts of \$2,716,642.68 and accrued interest for the month of \$11,846.33.

Item D is the financial reports as of February 28th.

Approval of the consent calendar will authorize a transfer of \$6,893.01 to the First Interstate Checking Account for the monthly payables and \$11,846.33 accrued interest to the General Fund

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

COMMITTEE UPDATES

Finance & Policy – Crosby - February Financial Statements were reviewed and approved.

District Review – Davis – Nothing to report.

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

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Resolution 2023-01 – Recommendation to Terminate Center Point Urban Renewal District Plan.

Johns stated the resolution, as required by Idaho Code, is the next step in the Center Point district closure process. Once approved it will be forwarded to the City of Post Falls for use in an ordinance to adopt the commission resolution to close the district. Crosby added, for clarification, that the Agency's Commission recommends the closure of the district but the City Council has the power to close the district. Counselor Bredeson confirmed.

Baltzell asked for a motion to approve Resolution 2023-01. Commissioner Crosby made the motion, seconded by Fleischman. Roll Call Vote: Fleischman – Aye; Hjeltness – Aye; Crosby – Aye; Davis – Aye; Baltzell – Aye. Motion carried.

Resolution 2023-02 – Recommendation to Terminate East Post Falls Urban Renewal District

Plan. Johns stated the resolution, as required by Idaho Code, is the next step in the East Post Falls district closure process. Once approved it will be forwarded to the City of Post Falls for use in an ordinance to adopt the commission resolution to close the district. Crosby pointed out that the closing of the two districts will return about two million dollars annually to the underlying taxing entities. Baltzell suggested the preparation of a news release on the closure of the districts as final obligation and rebate amounts are determined later in the year.

Baltzell asked for a motion to approve Resolution 2023-02. Commissioner Davis made the motion, seconded by Hjeltness. Roll Call Vote: Crosby – Aye; Davis – Aye; Fleischman – Aye; Hjeltness – Aye; Baltzell – Aye. Motion carried.

NEW BUSINESS

None

STAFF REPORT

The 2022 Annual Report was presented to the Post Falls City Council at their March 7th Council Meeting.

The Agency website has been updated to include boundary maps on the District Page for each of the 3 active urban renewal districts (PF Technology, Downtown and Pleasant View).

In the Pleasant View District, TSI's (Wil-Hunt) on-site plans are currently on hold as a result of interest rates and construction prices, but they are moving forward with the off-site public infrastructure project at this time. That includes the water, waste water, traffic signal and intersection improvements. The plans have been reviewed, redlined and returned to the project engineers for edits, except for the waste water details which are undergoing an outside study for capacity recommendations. The comment, edit, resubmission process is probably a 3+ month process. The city's engineering department is aware of the priority status of the project and will address the plans as soon as possible after resubmission. Garco would like to begin construction of the offsite project as soon as plans are approved.

In the Post Falls Technology District, GVD is partnering with Jacklin Land Co on their sewer installation, which will be tied to the Construction Improvement Agreement (CIA) already in effect with Jacklin. Once the plans and cost estimates for the sewer are resubmitted to the City an addendum to the Jacklin CIA will be authorized. GVD has hired a second engineering company to assist Dobler Engineering in the design of the Prairie/Zorros roundabout. Once the design is completed, the City is looking to execute a Grant of ROW with adjoining owners and GVD will be more prepared to sign a CIA covering all public improvement requirements associated with the original subdivision. Crosby asked for clarification about an amendment to the agreement with the Jacklin Land Company. Johns responded the agreement was between the City and Jacklin Land, and an apparent agreement between GVD and Jacklin Land. Johns clarified the Jacklin property is not located within the urban renewal district. Therefore, only the portions of the project located within the district and undertaken by GVD will be eligible for reimbursement consideration. Crosby asked if GVD and Douglass Properties had been reminded of the need for an agreement/assignment between them for infrastructure project reimbursement funds. Counselor Bredeson stated he had reminded them several months prior with no response to date.

COMMISSIONER COMMENTS

Crosby asked if the Commission would approve for Director Johns to attend the local Inland Northwest Partners conference on Housing Strategies. Baltzell encouraged Johns' participation in the conference. Crosby also asked Counselor Bredeson on the status of legislation pertaining to data centers located within urban renewal districts. Bredeson responded that HB159 is the reintroduced version of HB46 for the purpose of adding language to exempt data centers located in districts that have already issued bonds. Data centers do not exist within any of the Post Falls urban renewal districts. Fleischman made an inquiry about the status of the subject of revising/clarifying Agency policy on the subject of limiting general fund usage in the event of a change in the Agency's operating status. Bredeson stated the subject is expected to be discussed at an April meeting. Johns clarified that the Executive Committee will be discussing the issue and will then forward it to the full commission at a future workshop or Commission meeting.

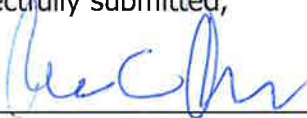
CHAIRMAN COMMENT

The termination of Center Point and the East Post Falls Urban Renewal Districts is an awesome thing because of what has been accomplished in both districts. Both are excellent examples of the Urban Renewal Commission working with the City, the city staff, to make sure all of the work was done in the right order and for the right reasons.

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 9:21 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman