



Finance & Policy Committee

March 19, 2026 – 9:30 a.m.

Post Falls City Hall

Council Chambers Ante-Room

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. 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.
4. Code of Ethics Proposal **Action**
5. Engineering Services FY26 Budget Expenses – Policy #16 (PF Tech URD) **Action**
6. Updated Economic Impact Study - Center Point & East Post Falls URDs **Action**
7. Pleasant View Closure – Budget Impact & Timeline
8. FY26 Audit Preparation **Action**
9. 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
Finance & Policy Committee

March 19, 2026

CALL TO ORDER, ROLL CALL

Chairman Len Crosby called the meeting to order at 9:40 a.m. Present, in addition to Crosby were Commissioners Joe Rodriguez and Collin Coles.

CONFLICT DISCLOSURE

None

CITIZEN COMMENTS

None

Code of Ethics Proposal. The proposal, drafted by Crosby, originated from a recent land use workshop held by Post Falls city staff with the Planning Commission. The version for consideration has been modified from the Code of Ethics in use by the City and the Planning Commission. Coles commented that it was well written and that he has no problems with it. Coles made a motion to recommend it as an action item to the full Commission, seconded by Rodriguez. All in favor by voice vote.

Engineering Services FY 26 Budget Expenses – Policy 16. Johns provided a status update on the FY26 Budget, particularly for Engineering Services expenses to date and pending. The consulting engineers review fees for Beyond Green’s reimbursement submittal in the PF Technology URD will likely exceed the allocated district amount for Engineering Services. Policy 16 allows for direct billing or use of district tax increment funds when district service expenses exceed allocated budget amounts. Johns asked authorization to implement Policy 16 and provide the required notification to the district participant. Rodriguez made the motion, seconded by Crosby. All in favor by voice vote.

Updated Economic Impact Study – Center Point & East Post Falls URDs. Crosby would like to distribute a copy of the report, when finalized, with a personal letter to every legislator from North Idaho, the members of City Council, the County Commissioners, Treasurer, Assessor, the Association of Idaho Cities and the Association of Idaho Counties. The report is factual evidence that urban renewal works and continues to work even after districts close. Rodriguez would like to see a solid executive summary page together with a supporting chart/graph for people to quickly see the benefit of urban renewal. Crosby will share his revisions & corrections to the report with Johns. A final version of the report will be available for the full Commission to review at the April 7th Workshop. Johns will invite A. Metts to be available at the workshop to answer questions about the data reported. Crosby asked for a motion to finalize the report for reporting at the upcoming workshop. Coles made the motion, seconded by Rodriguez. All in favor by voice vote.

Pleasant View Closure – Budget Impact & Timeline. Activity and investment in the district remain possible at this time. The district currently incurs minimal costs to remain open. Closing and re-opening it would result in feasibility study costs, district plan costs, a base value reset and about 12 months to work through the entire process, including review by the Planning Commission. According to the original feasibility study the district is capable of generating approximately \$18M during its remaining term (15 years), if development begins soon. Idaho Transportation Department is still giving consideration to the area for a bypass of the current I-90/US95 corridor. Johns informed the committee of the two ways Idaho Code allows for an URD to be closed. One is initiated by the City and the other by the UR Commission. Johns has created a tentative district closure timeline document based on the two methods. Crosby recommended Johns email the timeline document to the City Administrator and inform them the City-initiated process appears to be the most efficient and cost-effective approach should closure be pursued.

FY26 Audit Preparation. Johns asked the committee for direction on engaging audit services for the next fiscal year audit. The agency conducted an RFP process last year and engaged Alpine Summit CPAs to

perform the FY25 audit. The committee directed Johns to write a letter to the firm requesting a three-year cost projection for budgeting purposes. Crosby suggested the committee inform the full commission of the need to raise the Annual Administration Fee due to increased operation costs.

Meeting adjourned at 10:24 a.m.

Respectfully submitted,



Joseph Johns, Executive Director



Len Crosby, Chair