



District Review Committee
April 2, 2025 – 8:00 a.m.
Chamber of Commerce Board Room
201 E 4th Avenue, Post Falls, ID

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. Committee Duties - Discussion
5. Project Questionnaire & Estimated Costs – Horn Mixed-Use Project (Downtown District) **ACTION ITEM**
6. New Districts - Discussion
7. Project Questionnaire Response – Eagles Project (Downtown District) **ACTION ITEM**
8. Project Questionnaire Response – TW Clark Project (Downtown District) **ACTION ITEM**
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 Agency 2025 Committees and Members

Committees serve the purpose of streamlining processes of the PFURA. While all final decisions are made by the entire commission, the Agency's decisions are supported by the research and recommendations from each Committee. In addition to the 3 committee members listed, there is an additional commissioner designated as an alternate in the event of a conflict of interest or absence of a member during a regularly-scheduled meeting.

Finance and Policy Committee (meets as Chair determines)

Initiate and be the clearing house for all Agency policies, review monthly financial statements and bank statements. Handle investments, financing proposals, allocation of tax increments, cash flow management, prepare annual budget and interface with other taxing districts. Make recommendations to full Commission on any item relating to these responsibilities.

Len Crosby, Chair	12/27
Eric Clemensen, Member	12/27
Christi Fleischman, Member	12/26
Collin Coles, Alternate	12/26

District Review Committee (meets as Chair determines)

Review and evaluate proposed and existing Districts. Consider initiatives in existing Districts by working with potential developers. Work with proponents and be up to date with all projects, including expected time lines. Focus on review and evaluation of all existing Districts. Make recommendations to full Commission on any item relating to these responsibilities.

Christi Fleischman, Chair	12/26
Melissa Hjeltness, Member	12/25
Pat Leffel, Member	12/27
Len Crosby, Alternate	12/27

Communication, Property & Personnel Committee (meets as Chair determines)

Meets quarterly or as needed to prepare external communications, review office requirements and meet annually or as needed regarding personnel matters. Make recommendations to full Commission on any item relating to these responsibilities.

Eric Clemensen, Chair	12/27
Collin Coles, Member	12/26
Pat Leffel, Member	12/27
Jame' Davis (Alternate)	12/25

Special Projects Committee

This Committee is initiated on an as-needed basis by the Chairman of the Agency.



District Review Committee
July 7, 2009

Based on internal review by Jacklin Land Company, it was determined that reimbursement was never made for the water system installed in 2000 during the Phase I build out of the Riverbend District. Jacklin has requested the Agency provide necessary research and a determination of reimbursement in the amount of \$211,177.94.

The District Review Committee did research and review the Riverbend Urban Renewal District documents, with a resulting three basic points as a basis for recommendation for reimbursement:

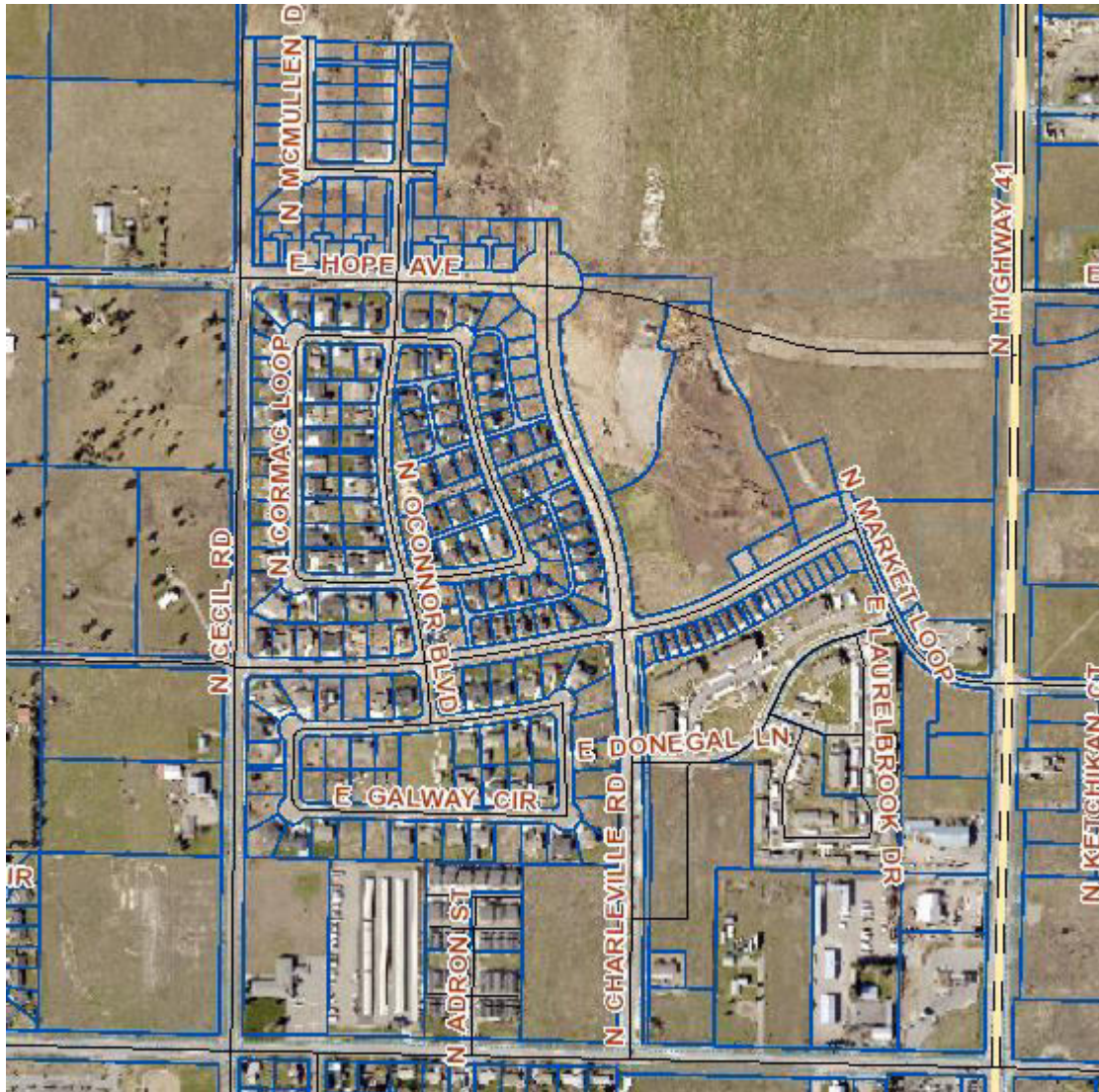
1. Is the water system part of the district plan? In Section 5 on page 18 of the plan, under Description of Proposed Improvements, it states "*Any improvements proposed for the existing water system shall only be funded with Urban Renewal funds if the existing system becomes a public system.*" The Plan was adopted by Agency Resolution 97-1 passed July 28, 1997. Improvements subsequent to that date included the water system which was deeded over to the City of Post Falls in April 30, 2004. The City could not accept the water system prior to that date due to the fact that City infrastructure was not physically extended to that point of connection.
2. Is the cost of the water system improvements within the approved scope of the plan? It was found that the plan approved a range of improvement costs with a maximum of \$3,895,155. The amount of improvements approved for reimbursement in both phase I and phase II totals \$3,622,899.36, a difference of \$272,255.64 less than the maximum approved amount.
3. Were the water system improvements done after the plan was improved? Riverbend documents indicate that the water system improvements were completed and paid for by Jacklin from September 1999 through February 2000, being subsequent to the 1997 plan adoption.

The District Review Committee recommends approval of the amount of \$211,177.94 to the outstanding balance of the Riverbend obligation for reimbursement from tax increment revenue when received and as available prior to the end of the district. The additional amount would result in a total current obligation of \$2,769,476.

Bobbi Rollins, Chair

Urban Renewal Districts under development in the City of Post Falls

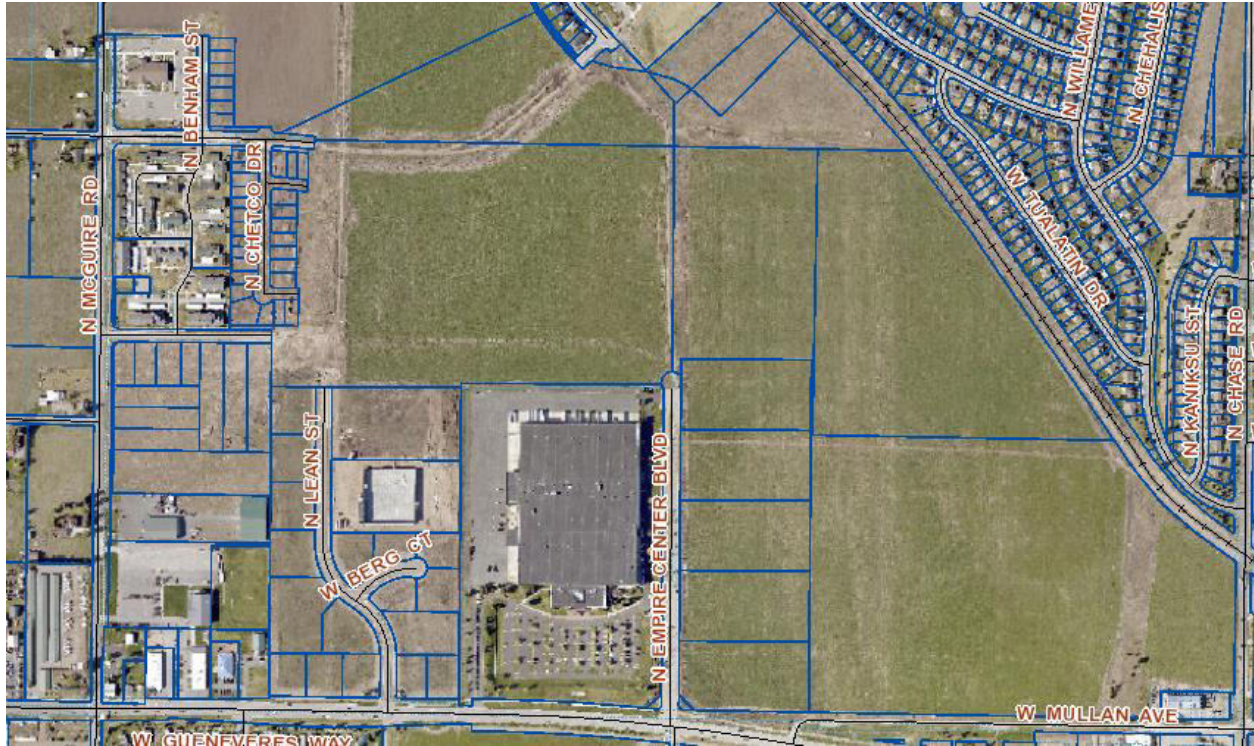
The four Districts shown comprise those with an outside proponent developer. The City Center District is not included due to the short remaining time and the City being the primary proponent working with the UR Agency. New growth is primarily small retail/professional and residential, typical of an inner-city environment.



Tullamore Subdistrict in East Post Falls District

Substantial residential development is on-going – Little or no commercial development has occurred along Hwy41 north of Poleline.

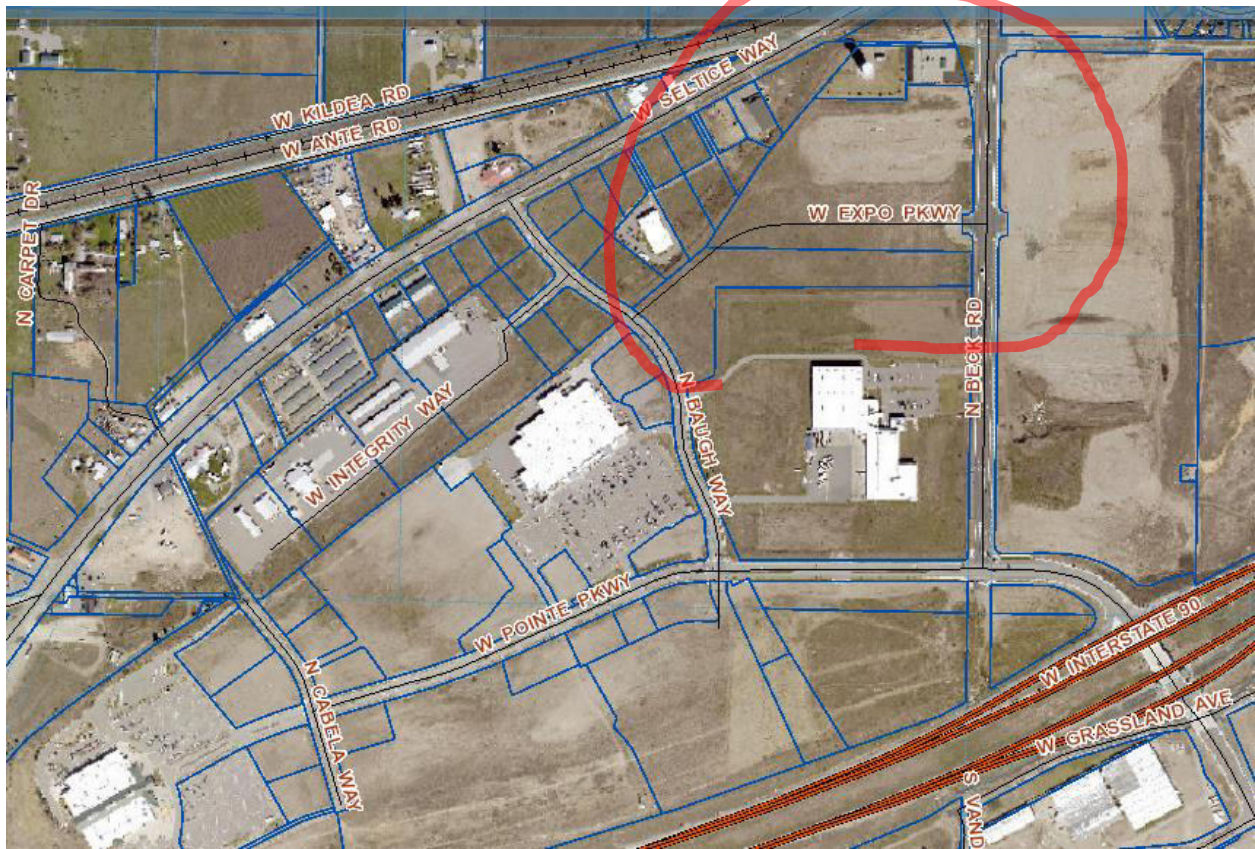
Urban Renewal funds were utilized for collector/arterial roads and not for interior streets in the residential areas. UR Funds were not utilized for any residential (rooftop) construction. That is the responsibility of the proponent/developer.



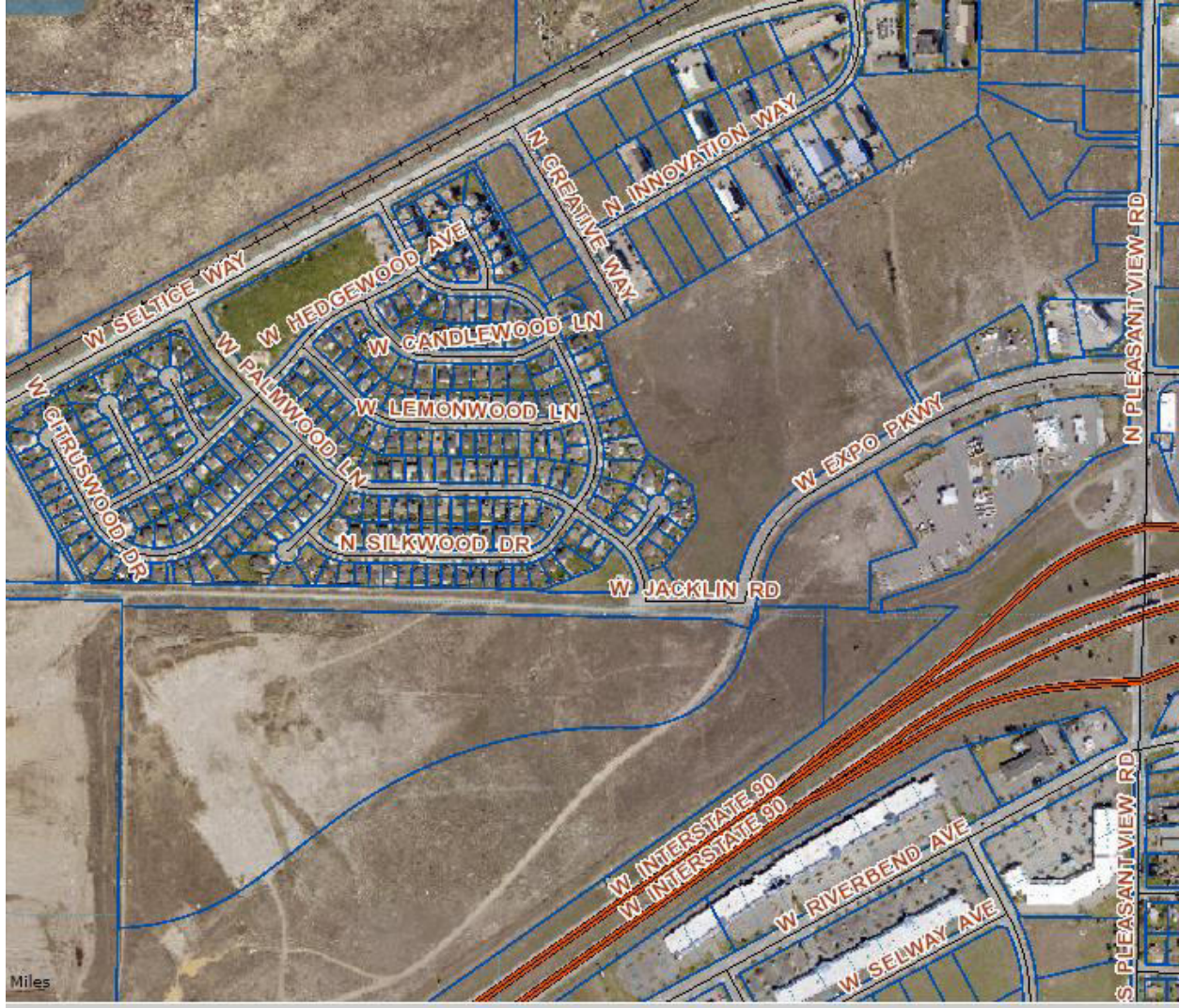
West Seltice II District

Primary development has only been the Whitewater Creek construction of multi-family housing in the northwest corner, and recently the ATC manufacturing facility to the west of the Kimball building. The balance of the District is zoned residential in the north half and industrial in the south half.

Urban Renewal funds were utilized for primary street frontage improvements along McGuire and Seltice, and the interior road where ATC Manufacturing is located. UR Funds were not utilized for any residential (rooftop) construction. That is the responsibility of the proponent/developer.



Center Point District – Conditional permitting has been approved for Whitewater Creek Construction to build a 75 unit multi-family housing development north of Sysco. There has been no commercial or industrial development in the original Center Point District other than Sysco, Cabela’s and WalMart. Urban Renewal funds were utilized for primary collector/arterial roads and not for interior streets in the commercial areas such as the WalMart site. To date there has not been any residential (rooftop) construction.



In the Expo District most of the development has been modest size commercial businesses with the larger Love's facility. Much of the acreage remains idle from any large industrial or manufacturing population. Commercial development in the upper right corner has access from Seltice and Innovation Way. An extension of Expo Parkway down through the middle of the balance of the property in the lower left quadrant would be necessary for access and future development.



District Review Committee Report
Center Point Urban Renewal District

July, 2006

District Review Committee Report: Center Point District

Goals: To update Commissioners on the status of the Center Point District
To summarize insights gained through the District Review Process
To establish a benchmark for future Center Point progress reviews

Center Point Plan – Purpose & Goals

The Center Point Urban Renewal District was established under the *competitively disadvantaged border community* section of Idaho Code. The Plan was adopted in November, 2002 and terminates in 2022. The Plan was amended to include Stateline Business Park in July, 2005. The entire district is zoned *light industrial*.

The Plan lists the following goals for the Center Point district

- 1) To stimulate industrial development.
- 2) To enhance property within the District for industrial and manufacturing development & expansion.
- 3) To improve public infrastructure and public facilities for benefit of the immediate area.
- 4) To enhance and improve transportation routes for the benefit of area business, tourist and industrial centers.
- 5) To provide industrial and manufacturing jobs for the residents of Post Falls

There are two proponents in the Center Point district. Center Point/Greenstone and Center Point/Stateline.

Center Point/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.

Center Point/Stateline's target market for its 48 acre site was "smaller manufacturers, industrial & commercial users, with some retail", i.e. 84 Lumber Company.

District Review Process Summary

The District Review committee's process begins with a letter to proponents requesting a written summary of:

- Public infrastructure installed to date (types, costs, usage info if known)
- Companies choosing to site facilities in the district to date (type of business, number of employees working there, types of jobs, total payroll and average wages if known)
- Any community donations (land for parks, fire stations, schools) involved
- The cost-per-square foot price charged for land in the district
- Any other progress toward goals outlined in the district's Plan

On March 14, 2006, the Committee requested this information from Jason Wheaton, President and Mary Duncan, CFO at Greenstone, and from Philip Wirth, Stateline

Business Park, LLC and Brad Marshall, at J-U-B Engineers. Responses were received from both proponent groups in early May. Information for each proponent is listed separately in this initial section of this report. Aggregate data for the overall district is used the *In Summary* section of this report.

Part One: Specific Center Point District Progress by Greenstone Corporation

The Plan envisioned Greenstone's infrastructure being installed in six phases totaling \$6.6 million in estimated costs. To date, all improvements associated with Greenstone's Phase 1 have been completed.

A. Installed public infrastructure in Phase I (Greenstone Corp.):

- A one-million gallon water storage facility serving the Center Point district and the surrounding western part of the City of Post Falls
- A major sewer pumping/lift station
- Site development improvements including sewer & water lines, storm drainage, grading, roadways, curbing & landscaping for the 35-acre Sysco site

Preliminary infrastructure costs are approximately \$200,000 *below* the estimated \$1.4 million budget for Phase I improvements. These actual costs are currently being reviewed by City Engineer Bill Melvin.

B. Community donations (Greenstone Corp.):

- Donation of a well site to the City
- Donation of land for the sewer lift station

Bill Melvin confirmed the above donations, while acknowledging that they are routine requirements for large, planned unit developments which are not included in an urban renewal district.

C. Companies; type of businesses, jobs, and average wages (Greenstone Corp):

A Sysco distribution facility is the only Center Point tenant Greenstone has attracted to date.

Sysco Corporation is a national food distribution company with annual sales of over \$30 Billion. Sysco serves 390,000 customers and employs 47,500 people in 170 locations. The company is among Fortune magazine's 10 Most Admired American companies (March, 2005), and is highly ranked on financial soundness, employee talent, management quality, innovation and social responsibility, among other attributes. (Readers can get more data online: www.sysco.com and www.syscospokane.com.)

Sysco constructed a 150,000 square foot distribution facility in Greenstone's portion of the Center Point district, which they call "Sysco Spokane". 65 people are employed here, with average salaries of \$40,000. Sysco's lowest starting wage is \$12.75 per hour. Full time employees at this local facility are eligible for benefits after 90 days. Benefits include medical/dental/vision coverage; 6 paid holidays; vacation, sick & bereavement leave; retirement plans, educational funds match and 75% tuition assistance; plus discounts on selected computer & automobile purchases.

D. Land Prices (Greenstone Corp.):

Greenstone noted that "access to URD funds enabled us to offer a below-market land price to entice Sysco to the area".

That price was \$1 per square foot (compared with a "current market price of \$3 per square foot", according to Greenstone). The rest of Greenstone's Center Point property is being marketed at \$2 a square foot and up. These prices are lower than those most realtors report charging for comparable properties in the West Post Falls area.

E. Increment projections & actual increment receipts (Greenstone Corp.):

City records indicate a base valuation for the Greenstone portion of Center Point of **\$177,797** in 2002. Shown below are Greenstone's valuation projections (from the Plan) contrasted with the County Assessor's report valuation assessment figures:

<u>Tax Year</u>	<u>Greenstone's Projected Valuation</u>	<u>County's Assessed Valuation</u>
2004	\$ 8,820,900	\$ 2,877,580
2005	\$11,761,200	\$16,429,086.
Total	\$20,582,100	\$19,306,666

Increment proceeded similarly with the valuations:

<u>Tax Year</u>	<u>Greenstone's Projected Increment</u>	<u>County's Increment Figures</u>
2004	\$120,207	\$ 42,623
2005	\$160,276	\$190,622 (thru May)
Total	\$280,483	\$233,245

Additional increment, projected to be over \$100,000 is anticipated by the Agency during for the balance of distributions for tax year 2005.

Part Two: Specific Center Point District Progress by Stateline LLC

The Center Point Plan amendment envisioned infrastructure being installed by Stateline Business Park LLC in one phase, totaling an estimated \$666,869.

A. Installed public infrastructure in Phase I (Stateline LLC):

- Reconstructing roads, including the south half of Seltice Way and all of Integrity Way
- A major sewage lift station (needed due to the district's sloping terrain)
- Site development improvements including sewer & water lines, stormwater facilities, dry utilities, roadways, curbing, landscaping, pathways, signage and street lights

All of the Phase I infrastructure has been completed. Cost estimates are not yet complete, though they are projected to be over budget by almost \$100,000. This overage is due to several factors, including excavating unmapped fiber optic utility

cables which needed rebuilding, and the impact of rapidly increasing prices for petroleum-related items, including PVC pipe and asphalt, which is impacting all contractors. No actual costs have been submitted to date. When they are, they will need to be reviewed by City Engineer Bill Melvin.

B. Community donations (Stateline LLC):

The proponent listed none, since donation of the land for the sewer lift station is a routine development requirement. However, Stateline owners did dedicate Baugh Way to Greenstone so that Sysco's facility could have access directly from Seltice Way.

C. Companies; type of businesses, jobs, and average wages (Stateline LLC):

Stateline reports the purchase of land within their portion of the Center Point district by a number of companies. Among them are an unnamed refrigeration, technology & epoxy company, and 84 Lumber's multiple building development.

84 Lumber is the nation's leading supplier of building materials delivered to the job site for their professional builder customers. The corporation reported nearly \$4 billion in sales in 2005, across 500 locations in 41 states. In 2006, the company announced a three-year plan to grow annual sales to \$10 billion, via acquisition and increased work with large production builders.

84 Lumber manufactures trusses and modular components for manufactured homes, in 19 plants across the country. The Post Falls facility now includes a 96,000 square foot building products store, which employs 35 people earning an average wage of \$40,000 per year. A truss plant is under construction, and 84 Lumber's job count is expected to expand to between 75 and 150 when all the buildings are operational.

According to its website (www.84lumber.com), 84 Lumber provides many opportunities for promotion from within. Benefits include medical and dental insurance, paid vacations and holidays, profit sharing, and multiple educational opportunities, including spouses' reimbursement for training and development.

D. Land Prices (Stateline LLC):

The Stateline proponents sold 20 acres to 84 Lumber at \$1.50 per square foot, and discounted the selling price for its remaining 28 acres to an average price of \$2.50 per square foot, depending on lot size and location. As a result of this significantly-below-market pricing, Stateline Business Park sold out all 19 lots in five days.

E. Increment projections & actual increment receipts (Stateline LLC):

The Agency is still receiving increment from tax year 2005 at this writing, and Stateline's increment will not begin accruing until tax year 2006 (which is the Agency's fiscal year 2007). However, Stateline proponents report that the 84 Lumber store alone has a building valuation of \$3.7 million, not including the still-incomplete truss plant and related equipment.

Projections in the Stateline LLC feasibility study call for **\$56,054** in increment accruing in tax year 2006, and **\$112,108** in tax year 2007.

The Agency requested and was able to obtain separate tax code area numbers for the two proponents' sections of the Center Point district, which will make tracking funds for each party easier.

Two Added Notes

#1, Occupancy Taxes

Kootenai County did not disburse to the Agency the initial increment for Center Point district improvements. This has lowered the Center Point increment funds in the Greenstone Corp. portion of the district by an as yet unquantified amount.

In addition, the County Assessor's office has supplied valuation figures to the Agency and to Greenstone which differ by about 15%, or \$3 million, for the tax years noted in this report. The Agency has requested a reconciliation of this discrepancy from the County Assessor office, which has not been provided as of the date of this report.

#2, Utility Rebates

The Center Point district is served by both Kootenai Electric Cooperative and Avista, and the businesses that have been established in this district have benefited from rebates offered by these utility companies based on energy conservation efforts and usage requirements. These rebates have differed due to differing policies of the two utility companies...

A. Sysco was awarded a \$151,966 rebate from Kootenai Electric for "commercial energy efficiencies", i.e. Sysco's refrigeration & electric technologies are estimated to conserve about \$40,000 in energy per year.

B. Stateline LLC was rebated a total of \$16,387 by Avista (\$4800 for gas, \$11,587 for electric) for infrastructure "backbone" to the 84 Lumber site, based on usage. Another nearly \$24,000 in electric rebates is possible over the next four years, should further high-usage connections be made to the infrastructure installed by Stateline.

In Summary

By all measures, the Center Point district is a success and is performing at or above projections:

- Significant progress is evident on all five of the Plan's goals.
- Infrastructure improvements have added two lift stations to the City's sewage capacity and a major water tower/reservoir which was completed ahead of City

timetables. The reservoir has added greatly to fire flow and usage capacity in the western part of Post Falls.

- There is some shared infrastructure in this district. Both proponents have signed a joint agreement with the Agency about funding their "fair share" of these from future increment receipts. Both proponents have cooperated in a professional and businesslike manner.
- While no out-of-the-ordinary community donations were made in this district, both proponents wisely adjusted their lot and land prices to market or below market levels to attract major industrial companies to this district. As a result, they each helped improve the City's industrial and commercial tax base – exactly the outcome envisioned by Urban Renewal Commissioners and the City Council when they approved the establishment and expansion of this district.
- New employers are paying solid wages for the area; the jobs include benefits; and both Sysco & 84 Lumber are growing, nationally respected companies.
- Actual increment received to date is very close to being on pace with original projections, even without the dispersal of occupancy taxes to the Agency.

Some key items the District Review Committee learned about the Center Point district

1. The original Center Point Plan was more comprehensive than plans for some of the earlier districts, though there were still some oversights that have been addressed by the Agency in its recent policies. (For example: Stateline was the first to pay the Plan Fee up front; and the first to have the City Engineer provide a cost estimate review ahead of the Plan adoption.)

2. More diligent attention to the Plan and better communications on market-driven adaptations have been routine with proponents in the Center Point district, from the Plan's inception to the present day. While a portion of this progress can be attributed to the Agency's increased understanding of competitively disadvantaged border community districts and the efforts of Agency staff, the proponents themselves have been open and collaborative, and have shown a refreshing level of commitment and professionalism in their dealings with the Agency.

Greenstone and Stateline professionals express their commitment to "the greater good of Post Falls" in their daily decision-making. Their integrity, foresight and collaboration have made working with them a truly pleasurable partnership.

3. Despite what is certainly a "job well done" by all parties in this District, the Agency cannot rest. The Plan's 4th Goal – enhancing transportation routes – masks the critical need for an additional interchange off Interstate 90 at Beck Road. This interchange has been discussed since the mid-1990s, yet it is neither on the multi-year study timetable for the Idaho Transportation Department, nor funding figures detailed within the Center Point plan. The district's I-90 interchange at Pleasant View is already at a failure service level, and a Beck Road interchange could greatly improve service to the Expo, Riverbend and Center Point urban renewal districts. The Agency should use the development in all three of these districts as the catalyst for seeking more urgency in the development and funding for a Beck Road interchange.

Next Steps:

The District Review Committee has completed this item on its site review checklist:

- #1. Comparing the district's progress to-date with the original district plan and timeline; including increment projections & receipts; comparing local realtors' pricing ranges, and quantifying the value of some donated elements.

Still remaining to be completed are the following items:

- #2. The District Review Committee will discuss its evaluation with the Finance committee, and jointly the two committees will make a recommendation to the entire Commission regarding next steps.
- #3a. The Commission has not yet heard Greenstone's updated presentation of the Center Point development status and future plans.
- #3b. Since Stateline LLC proponents have sold out their entire Center Point holdings, the Agency will just have to observe market forces at work for future development activities.
- #4. The Agency has presented Owner Participation Agreements to both the Greenstone and Stateline proponents. Some figures still need final review by City Engineer Bill Melvin for the Agreement's specific attachments, yet both proponents have verbally supported the OPA provisions as presented. Each stands ready to sign an OPA when the Agency's due diligence is complete.

In Closing:

- One key reason the Center Point district has been so successful is the experience and professionalism of the two proponents.
- A second key reason for the success of this district is that both proponents have established very competitive prices for the developed lots and have been willing to make pricing concessions to large national companies interested in locating major facilities within the district. The Center Point properties have been marketed strategically to two leading, national employers, and resulted in a significant expansion of the City's industrial/commercial tax base.
- Employers in both sections of the Center Point District have allowed Post Falls to gain a significant number of new jobs paying attractive wages and providing above-normal benefits.
- The Center Point properties have been developed in a manner that not only meets the needs of the end users, but add significantly to the City's capacity to provide services to a wider group of citizens.

This report summarizes data compiled in April, May & June, 2006, by the District Review Committee:

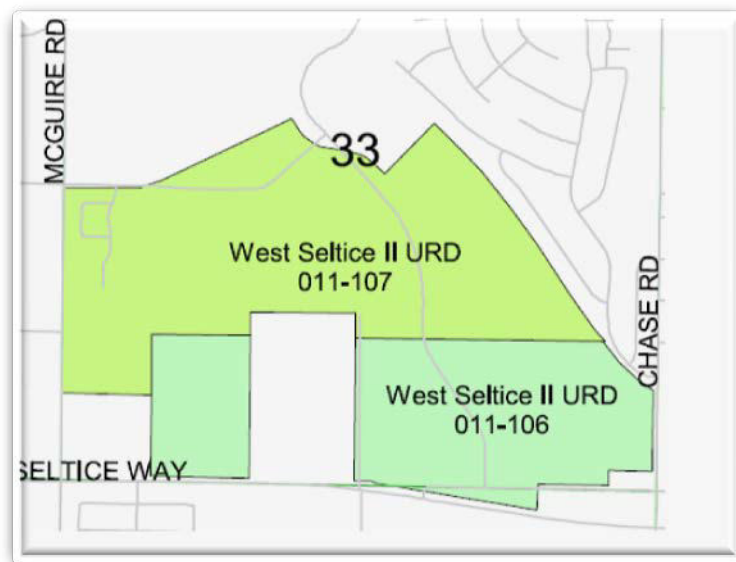
*Todd Tondee, Chairman
John Richter, Former Chairman
Len Crosby
Nancy Mabile*

and by Pat Raffee, Executive Director, Post Falls Urban Renewal Agency

Post Falls Urban Renewal Agency

WEST SELTICE II

District Review Committee Report



Date

March 2010

Committee Members:

Bobbi Rollins, Chair
Larry Carstensen
Tim Short
Peter Smith, Alternate

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**WEST SELTICE II
District Review Committee Report
March 2010**

A. District Review Committee Goals

1. Update the Post Falls Urban Renewal Agency Commissioners on the status of the West Seltice II district;
2. Summarize insights gained with the district review process; and
3. Establish a benchmark for progress and future reviews of the district.

B. District Review Methodology

This review was completed through an evaluation of the district plan, a history of activities completed to date, and research assistance by Tom Lien, PFURA Executive Director and Diane Fountain, Executive Assistant.

C. District Summary

Year of Creation	Size (acres)	2005 Base Assessed Value (Pre-Urban Renewal/TIF)	Increment Value 2009 (Assessed value generated through urban renewal)	Projected Termination Date
2005	248	\$1,798,000	\$12,958,318	2020

The District was formed by City Ordinance #1089. Date of adoption of the plan and tax revenue allocation area was November 15, 2005.

The original West Seltice district was created in 1992, and closed in July of 2001.

The West Seltice II Project Area is deteriorated because of the presence of various conditions, most of which are related to public infrastructure. Whether the infrastructure is older and needs to be replaced or upgraded, or it is grossly inadequate to serve planned new development, the result is the same; existing development is often discouraged from upgrading and expanding, and new development is often slowed or thwarted because of the lack of necessary public infrastructure.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision also known as tax increment financing, provides the City additional opportunity to solve the public infrastructure problems in this area. Property taxes generated by new developments within the area may be used by the City's urban renewal agency to finance a variety of needed public improvements and facilities.

The principal proponent of the district is Greenstone-Kootenai, Inc. which is developing 218 acres along with 3B Group, LLC who is developing 30 acres.

D. Purpose and Goals of District

The original Project Area was determined to be a deteriorated or deteriorating area by Post Falls City Council Resolution 92-28 on September 15, 1992. This district has been determined to be a deteriorated area under Idaho Code 50-2001 et seq. and 50-2901 et seq., and the district plan identifies the following purposes and major goals:

1. the elimination of environmental deficiencies in the project area, including, among others, inadequate public improvements and facilities;
2. the assembly of land into parcels suitable for modern development with appropriate setbacks, parking, pedestrian safety, and vehicular circulation in the project area;
3. the re-planning, redesign and development of undeveloped and underdeveloped areas which are stagnant or improperly utilized;
4. the strengthening of the economic base of the project area and the community by the installation of needed public improvements and facilities to stimulate new commercial expansion, employment, and economic growth and enhance the variety of available residential housing options;
5. the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire project area; and,
6. the strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Tax Allocation area.

The key elements and activities to date in an effort to accomplish the above listed major purposes and goals include:

1. the acquisition of certain real property
 - accomplished through acquisition of properties by Greenstone-Kootenai Inc. and 3B, LLC.
2. the demolition or removal of certain buildings and improvements, to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration
 - this activity has not been nor is expected to be necessary
3. the provision for participation by property owners within the project area
 - no other participation by other property owners has been necessary
4. the provision for relocation assistance to displaced project occupants, if any is needed, as required by law
 - no relocation assistance has been necessary
5. the installation, construction, widening, alignment or reconstruction of streets, redesigning of intersections, improving signalization and pedestrian access
 - the principal activity in this area has been the completion of work on McGuire Road along the west boundary of the district

6. improving utilities including water and sewer systems, electrical distribution and transmission lines in underground configuration if needed to encourage new developments, parking facilities, and other public improvements, including, but not limited to, irrigation and drainage laterals and ditches, storm drain systems, walkways, street lighting, parks and public open spaces, and improvements to railroad tracks and property
 - this has been accomplished by the construction of some interior project streets and utilities along with a large sewer lift station
7. the disposition of property for uses in accordance with this plan;
 - this is an ongoing process and has most recently been held up by the current state of economy
8. the redevelopment of land by private enterprise or public agencies for uses in accordance with this plan
 - again, this ongoing process has been held up by the economy
9. the rehabilitation of structures and improvements by present owners, their successors, the City and the PFURA
 - rehabilitation by pre-existing owners has not been necessary, as most of the improvements have been development, not rehabilitation
10. the preparation and assembly of adequate sites for development and construction of facilities for commercial, mixed-use residential, office, appropriate retail and other ancillary uses
 - development to date has been based on the phases as established in the original site development maps. The platting of new parcels will be accomplished as new tenants are brought in
11. to the extent allowed by law, lend or invest federal funds to facilitate redevelopment
 - no federal funds have been utilized within this District by the Urban Renewal Agency to date
12. the construction of foundations, platforms, and other like structural forms necessary as sites for buildings to be used for mixed use commercial and other uses contemplated by the plan and to provide utilities to the development site
 - utilities have been brought to the individual parcels as developed and have been fully built out, not as preparatory work

Owner Participation Agreements have been executed to support the proponent to:

1. Revitalize deteriorating areas of their parcels and to incorporate elements of the plan.
2. Subject to the limitations of Law and the Act, provide incentives to existing property owners or tenants to encourage continued utilization and expansion of existing permitted uses to prevent properties from falling into disuse, a proliferation of vacant and deteriorated parcels.
3. Allow existing nonconforming uses to continue in accordance with City regulations and to accommodate improvements and expansions allowed by City regulations.

E. Proposed Redevelopment Actions and Costs:

The proposed total infrastructure costs include Greenstone-Kootenai, Inc. – Montrose, Phase I and 3B Group, LLC – Treaty Rock Corporate Park as follows:

Sewer, water, road improvements, engineering and management

Montrose, Phase I

Estimated costs	\$1,247,722
Final reimbursable costs	\$1,133,166

Treaty Rock Corporate Park

Estimated costs	\$1,050,888
Final reimbursable costs	\$ 856,842

The reimbursement falls under a distribution agreement dated October 17, 2007, between Greenstone-Kootenai, Inc. and 3B Group, LLC.

F. Completed Improvements

In the past few months, proponents have presented to the Commission the status of development that has taken place for Montrose, Phase I and Treaty Rock Corporate Park, and what the future holds for their developments:

1. Montrose, Phase I:
 - a. On April 16, 2009, Kevin Schneidmiller presented an outline of the original District which is being developed as Montrose Community and the Treaty Rock Corporate development areas. Their original goals of creating new jobs, commercial, light industrial and mixed uses with a focus on open spaces with trees and plantings have not changed. Together with F.O. Berg they have developed a plan for installing the necessary infrastructure jointly and the tax increment revenue that would be allocated proportionately based on an agreement that has been negotiated between Greenstone and Berg. Phase I improvements were completed in late 2007. Phase II levels of completion were delineated and shown as to what designation the lots are, including light industrial, residential and commercial. The development is behind earlier expectations due to the economy. The residential activity on the project has increased.
 - b. On January 26, 2010, Kevin Schneidmiller met with Agency staff to review the Montrose Phase I project. Originally they estimated 15,628 feet of roads which has now been reduced to 10,000 feet. By 2011 they will see more residential development. Duncan Marine and Montrose Senior Property have created 19-20 jobs since 2006.
2. Treaty Rock Corporate Park: On January 21, 2010, Craig Dolsby of F. O. Berg gave a presentation on the status of their property. They added Joe Meyers to their team as general contractor and selected architect Sam Nystrom to develop a motif for the property. They will develop a master site plan that will carry a theme through the entire park in a community type atmosphere where they will put trails and a green

theme. They are breaking ground in early spring with the first building which is 15,000 square feet. This building will set the tone of the park. They believe that once the first building is up, it will create energy and breed activity as a result. The building is already full. They will be moving the sales and marketing arm of their business currently located by Sanders Beach in Coeur d'Alene which will occupy half of the 15,000 square foot building. The other half will be rented out to F.O. Berg which is the awning and sign company located in Washington. The process is starting and they are excited about the upcoming push that will be seen in the next 3 to 4 months. When the building is complete, 19 jobs will be moved to this location.

G. Job Creation

As of January 2010, there have been very few jobs created, however this number will increase with the construction.

H. Financial

1. Base valuation for this District, gross valuation less exemptions was \$1,798,000. The total evaluation as of September 2009 was \$14,756,318. This is an increase of 802% since the inception of the plan.
2. Actual Tax revenue received through 2009 and the projection for this District is as follows:

2006	0
2007	17,711
2008	54,315
2009	142,542
2010	149,669
2011	157,153
2012	165,010
2013	173,261
2014	181,924
2015	191,020
2016	200,571
2017	210,599
2018	221,129
2019	232,186
2020	243,795
2021	255,985

3. From inception of the plan and as of January 31, 2010, tax increments received was \$289,145.

I. Findings

The urban renewal/tax increment process works closely with the developers to provide excellent infrastructure which can then be turned over to the city, thereby ultimately saving the city taxpayer dollars by not having to upgrade such infrastructure. Proponents are proceeding as well as they can, especially considering the current economic slowdown.

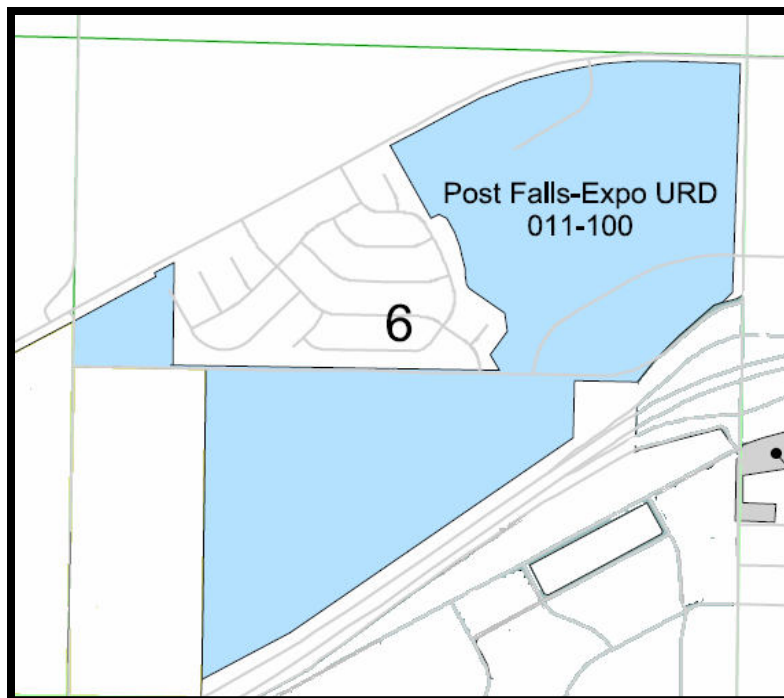
J. Proposed Action Items

1. Continue working with the two proponent developers in bringing in new tenants to the site.

Post Falls Urban Renewal Agency

EXPO

District Review Committee Report



Date

August 2012

Committee Members:

Tim Short, Chair
Bobbi Rollins
Samantha Babich
Larry Carstensen, Alternate

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**Expo District
District Review Committee Report
August 2012**

A. District Review Committee Goals

1. Update the Post Falls Urban Renewal Agency Commissioners on the status of the Expo district;
2. Summarize insights gained with the district review process; and
3. Establish a benchmark for progress and future reviews of the district.

B. District Review Methodology

This review was completed through an evaluation of the district plan, a history of activities completed to date and consideration of future potential activities in the district.

C. District Summary

Creation and Term	2001 for 20 years, ending 2021
Size	236.7 acres
Base assessed value	\$ 4,716,720
Current (2011) assessed value	\$ 17,390,333

D. Creation of District

The District was formed by City Ordinance #990, which was later replaced by Ordinance #1011, as the legal description in #990 was not correct. Date of adoption of the plan and tax revenue allocation area was November 6, 2001.

The Expo District competes against Washington State as a viable commerce park, and although in close proximity to the Riverbend Commerce Park, is not directly competitive as it is focused on different segments of the industrial market. Riverbend Commerce Park is a "higher end" project appealing to established larger companies and/or companies that are related to research and the University of Idaho Research Park; whereas, Expo is directing its marketing to the smaller user who is cost sensitive and typically not a larger corporation.

The district is located slightly more than one mile from the Washington state border, was annexed to the City of Post Falls in 1993, and the project area was determined to be a competitively disadvantaged border community area, under Idaho Code 59-2901 et seq.

There are 24 lots that have been sold out of a total of 42 in the commerce park area in the northeast section of the district. The remaining area includes two large parcels, one of 58.5 acres and one of 99 acres, both of which could be platted to smaller parcels as future development occurs.

E. Plan Purpose and Goals

The District was created with the following purposes and major goals:

- To stimulate the development of industrial expansion in this section of the City of Post Falls;
- To enhance this site for industrial and manufacturing development and expansion;
- To improve public infrastructure and public facilities for the benefit of the immediate area;
- To enhance and improve transportation routes for the benefit of area business, tourism and an industrial center;
- To support the creation of industrial and manufacturing job opportunities for the residents of Post Falls and visitors.

F. Proposed Development Actions and Costs:

The original District Plan contemplated several construction or public infrastructure improvement projects. The District Plan was modified through a Settlement Agreement in 2007, allowing the Proponent more flexibility in determining the timing of completion of portions of the various planned improvements.

The planned projects and completion status are as follows:

<u>Project</u>	<u>Completion</u>
Keystone Way (Innovation Way)	100%
Seltice Way	90%
Expo Parkway (Phase I)	100%
Jacklin Road	10%
Beck Road	-0-%
Regional Sewer Lift Station	100%

Of the \$4,702,827 initial estimate of costs, work totaling \$1,649,337 has been completed and approved for reimbursement. To date, \$1,099,120 has been reimbursed to the proponent from tax increment collected.

Other Public Uses Possibly Provided For

- Park and recreational facilities
- Educational and fraternal facilities
- Philanthropic, religious and charitable institutions
- Utilities
- Governmental facilities

Facilities of other organizations or associations consistent with normal uses in a commercial type business area

G. Job Creation

To date the following jobs have been created in the Expo District:

Business	Address	# of Employees
Main Stream Electric	890 N. Innovation Way	10
A & R Electric	933 N. Innovation Way	1
Burke’s Restoration	955 N. Innovation Way (Ste. B)	10
Specialty Construction	991 N. Innovation Way	50
Gorton Siding & Remodels	1036 N. Innovation Way	6
Active Electronics Const.	1111 N. Innovation Way	10
3 V Plumbing	1200 N. Innovation Way	9
Star West Satellite	1289 N. Innovation Way	30
Summit Mold, Inc. (LSE)	4300 W. Seltice Way	16
Living Stone	4392 W. Seltice Way	4
Anything Goes	4470 W. Seltice Way (Ste. A)	1
Mike’s Mechanical Repairs	4470 W. Seltice Way (Ste. D)	1
All West Testing & Engineering	4470 W. Seltice Way (Ste. E)	2
Wood Mill Cabinets	4610 W. Seltice Way	4
Love’s Travel Stop	4208 W. Expo Parkway	<u>44</u>
		198

H. Financial Impact

1. The initial base value for this district was \$4,716,720, with the current value at \$17,390,333. The current assessed value is 3-1/2 times the original base value.
2. Actual annual tax revenue received through 2011 and the projection for this district is as follows:

2004	15,936		2013	276,941
2005	18,654		2014	299,429
2006	51,079		2015	325,330
2007	106,733		2016	346,801
2008	178,333		2017	369,690
2009	285,924		2018	394,090
2010	274,871		2019	420,100
2011	242,314		2020	447,826
2012	261,068		2021	477,383

3. From creation of the plan to June 30, 2012, tax increments received total \$1,324,293.

I. Findings

Although some businesses have left, new businesses have opened. The total number of employees has increased by 11 since 2009.

The Committee recently met with Jim Watson who indicated that there is currently a shortage of available buildings in Post Falls and the surrounding area that are over 5,000 sq. ft. Regarding the impact of the Beck Road Interchange project, Mr. Watson indicated that he is already receiving inquiries for parcel lease and/or purchase from several entities, including food, manufacturing and warehousing. There has now been a permit issued for a 7800 sq. ft. surgical facility that will provide for 5 to 8 full time jobs, plus surgeons who will come to the facility to perform operations but will have offices elsewhere.

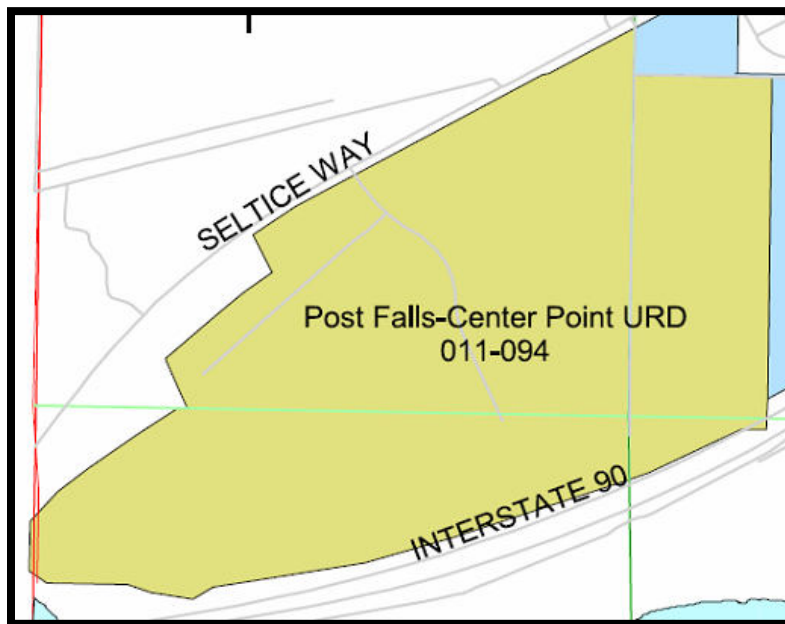
Overall impact on the development of Expo will come from completion of the Beck Road interchange, marketing efforts of Four Square Properties on the Center Point District, and the marketing and development work of Mr. Watson on the Expo District.

The Committee feels that with the changes in the market and the remaining area to be developed in the District there is opportunity to work with the proponent for a more concentrated focus on specific types of business to enhance the District.

Post Falls Urban Renewal Agency

CENTER POINT

District Review Committee Report



Date

July 2014

Committee Members:

Samantha Babich, Chair
Jerry Baltzell
Collin Coles
Larry Carstensen, Alternate

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**Center Point District
District Review Committee Report
July 2014**

A. District Review Committee Goals

1. Update the Post Falls Urban Renewal Agency Commissioners on the status of the Center Point district;
2. Summarize insights gained with the district review process; and
3. Establish a benchmark for progress and future reviews of the district.

B. District Review Methodology

This review was completed through an evaluation of the district plan, a history of activities completed to date and consideration of future potential activities in the district.

C. District Summary

Creation and Term	2002 for 20 years, ending 2022
Size	335 acres
Base assessed value	\$ 1,395,916
Current (2013) assessed value	\$ 57,138,211

D. Creation of District

The District was formed by City Ordinance #1016. The date of adoption of the Plan and tax revenue allocation area was December 18, 2002. The Plan was amended on July 21, 2005 by City Ordinance #1075 to include an additional 48 acres of land known as Stateline Business Park.

The Center Point District is zoned light industrial. It is home of Sysco Spokane Inc., Cabela's, Walmart and Hayden Beverage.

The District is located just east of the Idaho/Washington state border and north of Interstate 90. The project area was determined to be a competitively disadvantaged border community area, under Idaho Code 59-2901 et seq.

PFURA worked with the Idaho State Legislature to get the STAR Legislation written and passed to develop the Beck Road Interchange which was built in 2013.

E. Plan Purpose and Goals

The District was created with the following purposes and major goals:

- To stimulate industrial expansion;
- To enhance property within the District for industrial and manufacturing development and expansion;
- To improve public infrastructure and public facilities for the benefit of the immediate area;
- To enhance and improve transportation routes for the benefit of area business, tourist and industrial centers;
- To support the creation of industrial and manufacturing job opportunities for the residents of Post Falls.

Greenstone-Kootenai, the original proponent, targeted its 287 acre site for a large corporate land user requiring a large industrial site and brought in Sysco Corporation, a national distributor of bulk foods.

Stateline's 48 acre site is zoned for industrial development and will support both commercial and industrial users with some retail. Hayden Beverage is located in the former 84 Lumber Company building which operated until March 2010.

In 2006 Greenstone-Kootenai sold approximately 240 acres to The Pointe, LLC who brought in Cabela's and Walmart. A five acre "park and ride" facility near Cabela's was created to accommodate public transit and to provide carpool incentives for the many North Idaho residents who work in the Spokane Metropolitan area.

At a workshop with City Council held on March 31, 2007, The Pointe, LLC proposed to develop the balance of the original District as a mixed use retail development anchored by Cabela's and other major retail anchors.

The Pointe, LLC was granted a Special Use Permit (SUP) on April 12, 2011 to construct multi-family residential units on a 37.5 acre site with Community Commercial Services (CCS) zoning. The area is generally located north and northeast of Sysco on Beck Road. The SUP allows high density residential development at 18 units per acre.

In 2013 The Pointe, LLC sold the remaining 165.2408 acres and tax increment payment rights were assigned to The Pointe Partners, LLC .

The City granted extension of the SUP to The Point Partners, LLC for an additional 24 months expiring on May 31, 2016.

F. Proposed Development Actions and Costs:

In May 2005 the Agency entered into an agreement with the City of Post Falls to fund a portion of the construction costs of a public domestic water reservoir within the

boundaries of the Center Point Urban Renewal District. The Agency passed Resolution 2005-02 in September 2005 which authorized the Agency to borrow the funds for the reservoir that would be paid from tax increment revenue. The 10 year loan was paid off early in 2011. The total amount paid including interest was \$591,298

The Plan envisioned Greenstone-Kootenai's infrastructure being installed in six phases totaling \$6.6 million in estimated costs. To date, all improvements associated with Phase I have been completed. Those improvements are as follows:

- A million gallon water storage facility serving the Center Point District and the surrounding western part of the City of Post Falls.
- A major sewer pumping/lift station;
- Site development improvements including sewer & water lines, storm drainage, grading, roadways, curbing and landscaping of the 35 acre Sysco site;

Greenstone-Kootenai Corporation donated the well site to the City of Post Falls and also donated the land for the sewer lift station.

The amount of improvement costs totaled \$1,198,003 and the proponent was paid in full from tax increment dollars in 2010.

The Center Point Plan amendment to include Stateline Business Park, LLC envisioned infrastructure being installed in one phase, totaling \$762,250 and included the following:

- Reconstructing roads, including the south half of Seltice Way and all of Integrity Way;
- A major sewage lift station;
- Site development improvements including sewer and water lines, stormwater facilities, dry utilities, roadways, curbing, landscaping, pathways, signage and street lights.

The proponent was paid in full from tax increment dollars in 2011.

A Master Owner Participation Agreement (MOPA) was entered into on July 17, 2007 with The Pointe, LLC. The total Obligation for infrastructure was \$6,975,760 and included:

- Infrastructure and creation of the following roadways:
 - Baugh Way (Seltice to Pointe Parkway)
 - Pointe Parkway (Cabela Way to Beck Road)
 - Cabela Way (North and South of Pointe Parkway)
 - Big Box Way (Connection Road to Baugh Way)
 - Connection Road (Big Box Way to Pointe Parkway)
- Seltice Way Frontage Improvements
- Traffic Signalization at the following intersections:

Seltice & Baugh Way
 Baugh Way and Pointe Parkway
 Pointe Parkway and Beck Road
 Beck Road and I-90 (North Side)
 Beck Road and I-90 (South Side)

The Agency reimbursed \$1,607,748 to The Pointe, LLC in 2012 and 2013. On May 16, 2013 tax increment payment rights were assigned to The Pointe Partners, LLC. The remaining obligation at that time was \$5,368,012. The Agency has reimbursed The Pointe Partners, LLC \$874,147 leaving a balance of \$4,493,865 as of June 30, 2014.

G. Job Creation

To date the following jobs have been created in the Center Point District:

Business	Address	# of Employees
Sysco Spokane	300 N. Baugh Way	198
Cabela's	101 N. Cabela Way	159
Walmart	6405 W. Pointe Parkway	202
Hayden Beverage Company	6335 W. Integrity Way	30

H. Financial Impact

1. The initial base value for this district was \$1,395,916, with the current value at \$57,138,211. The current assessed value is 40 times the original base value.
2. Actual annual tax revenue received through FY 2013 and the projection for this district is as follows:

2004	833		2014	862,347
2005	42,623		2015	866,659
2006	195,009		2016	870,992
2007	302,277		2017	875,347
2008	422,036		2018	879,724
2009	626,785		2019	884,122
2010	716,584		2020	888,543
2011	669,997		2021	892,986
2012	832,624		2022	897,450
2013	927,441		2023	901,938

3. From creation of the plan to June 30, 2014, tax increments received total \$5,358,638.

I. Proposed Actions

The Agency has suggested to both the previous developer (The Pointe LLC) and the City that improved signage be provided for the Park n' Ride area along with marketing the facility. There has not been any evidence of action to date.

Marty Biljanic with Wadsworth Development Company attended the Commission Workshop on June 11, 2014 and made the following statements:

- The Pointe will be a regional, mixed-use development that will include retail, multi-family residential, office and industrial uses.
- Wadsworth Development has reached out to several local and regional brokerages, as well as tenants to share with them their vision for the project.
- They have extended a multi-family overlay which will allow 30+ acres to be apartments/high-density housing to create more rooftops in the area.
- Marketing efforts are being divided into retail, multi-family, office and industrial property. Kiemle & Hagood is listing the multi-family and they are confident they will be able to sell the 30+ acres of multi-family land to a developer who will construct 18 units/acre over the next 2-3 years. Coldwell Banker is listing the retail and they see the project as a long-term phased project but expect a lot of good things to happen over the next 12-18 months.
- Current physical improvements to the project include landscape and irrigation on Pointe Parkway between Beck Road and Baugh Way. Landscape improvements will also be done on Beck Road, which is scheduled to be completed in September, 2014.
- The public has an experienced, motivated and active developer working on the project. They plan to expedite the development process as much as possible. The site already has amazing retailers like Cabela's and Walmart. With the freeway ramp now complete, this site will slowly transform into a statement project for their firm, the City and the residents of Post Falls.

POST FALLS URBAN RENEWAL AGENCY

Project Questionnaire and Evaluation

Applicant:

Name of Project: Horn Mixed Use - Nonna Building

Name of Applicant: Laura Horn (Client representative: HDG Architecture - Armando Hurtado)

Address: 285 S. Simonsen Rd Phone: 509-321-5064 (HDG Architecture)
Post Falls, ID 83854

Ownership Capacity:

- Recorded property owners as of 08.09.2021 / 10.13.2023 (date).
- Purchasing as of _____ (date) under contract with no contingencies.
- Purchasing as of _____ (date) under contract contingent upon approval by Agency of request for assistance for public improvements.
- Authorized agent of the foregoing, duly authorized in writing (written authorization must be attached).

Project:

Location (or legal description) of project:

102 E 4th Street
Post Falls, ID

General description of business:

Mixed Use:
Five street level suites / spaces for commercial lease. One (corner) restaurant tenant - Miss Dazees.
Three upper levels consisting of 33 apartments total.

Total number of jobs to be created:	<u>20.0</u>
Number of jobs created in first year:	<u>8.0</u>
Number of jobs created in second to fourth year:	<u>8.0</u>
Number of jobs created in fourth year forward:	<u>4.0</u>
Estimated average value of wages and benefits for jobs created:	<u>\$ 620,000</u>

General description of site improvements:

Abatement and removal of existing structures (laundry and auto use) and affected soils for construction of a new / ground up 4 level building, approximately 48,000 Sq. Ft

Assistance:

Are you requesting assistance through the Minor Project Program (maximum \$250,000 reimbursement) or standard increment tax funding? Minor Project Standard

Describe the assistance for public improvements being requested:

Currently unsure of our request (minor or standard). The reimbursable delta (amount and time) between the minor \$250,000 and the standard approach will influence the chosen direction.

Estimated total value (cost) of improvements: \$ 800,000

If the Urban Renewal Agency is unable to provide the assistance identified above, would your business otherwise be able to locate (relocate) in Post Falls? Yes No

Why? Laura is a long time resident of Post Falls. Developing within her hometown is not only important to her but also her way to contribute to the growth of PF in a meaningful way. If the Agency was required to incur debt to construct the improvements, would you or your business be able to provide an independent financial guarantee to repay the debt incurred by the Agency? Yes No

PROJECT EVALUATION

Ownership:

The primary business operation in the proposed district is
Retail / commercial and residential

Project Location:

Within tax increment portion of an existing plan area: Yes No

Within a defined economically disadvantaged border community area: Yes No

Not within any already defined area: Yes No

Type of Business:

- | | |
|---|--|
| <input type="checkbox"/> Skilled manufacturing & research | <input checked="" type="checkbox"/> Multi-family housing |
| <input checked="" type="checkbox"/> Professional office | <input checked="" type="checkbox"/> Retail commercial |
| <input type="checkbox"/> Semi-skilled manufacturing | <input type="checkbox"/> Recreational |
| <input type="checkbox"/> Other: <u>Restaurant</u> | |

Jobs Created:

Percentages of minimum wage by wage bracket: _____

New Buildings and Personal Property Value: 15000000

Bracketed taxable value per employee: _____

Improvements Requested:

Structures and soils testing and abatement, City utilities (infrastructure) improvements relative to providing adequate services to the building. City requested sidewalk improvements / repairs, streets and alleyway repairs, paving, etc.

Water and/or sewer and/or street infrastructure needed:

Water and sewer upgrades to meet new demand, Streets and alley way access and paving.

Other public infrastructure needed:

Electrical service relocation, service required upgrade

Horn Mixed Use - Nonna Building - 102 E. 4th Street, Post Falls ID

2025.03.20

#	CATEGORY	COST TYPE	AMOUNT	NOTES
	Existing structures abatement	Actual	\$ 67,695.00	Testing and removal of contaminated building material
	Existing structures removal	Actual	\$ 268,959.00	Removal of existing buildings
	Contaminated soils testing	Actual	\$ 35,074.00	Soil programming plan with DEQ
	Contaminated soils abatement	Estimate	\$ 100,000.00	Removal of contaminated soils
	Fire Sprinklers	Estimate	\$ 28,885.00	Work performed within City property
	Domestic water	Estimate	\$ 64,310.00	Work performed within City property
	Sewer line	Estimate	\$ 47,524.00	Work performed within City property
	Electrical Service	Estimate	\$ 59,464.34	Work performed within City property
	Alley work	Estimate	\$ 25,724.00	Work performed within City property
	Sidewalk repairs on Spokane St	Estimate	\$ 5,232.00	City requested repairs / improvements
	Sidewalk repairs on 4th St	Estimate	\$ 9,374.00	Repairs to sidewalk for providing utilities
	Engineering 12%		\$ 85,468.00	
	Total		\$ 797,709.34	



Legend:

-  Bdy
-  Street Widening
-  Frontage Imp.
-  Exempt Parcel
-  Vacant Parcel

