



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 District Review Committee

April 2, 2025 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Christi Fleischman called the meeting to order at 8:02 a.m. Present in addition to Fleischman were Commissioners Melissa Hjeltness, Pat Leffel and Executive Director Joseph Johns.

CONFLICT DISCLOSURE

Commissioner Hjeltness disclosed a potential conflict of interest in regards to Agenda Item #5 - Project Questionnaire & Estimated Costs – Horn Mixed-Use Project. Johns will submit the circumstances to the Agency's legal counsel to determine Hjeltness' need to recuse from action affecting the subject project/property.

CITIZEN COMMENT

None

Committee Duties - Discussion. Johns provided an overview of the committee responsibilities as described in agency documentation. The committee tasked Johns with scheduling a recurring quarterly meeting for the purpose of discussing, documenting and reporting district activity.

Project Questionnaire & Estimated Costs – Horn Mixed-Use Project (Downtown District). The questionnaire response indicates a potential for 20 jobs associated with commercial space in the project. The project includes costs associated with remediation as well as the removal of existing buildings. Remediation is identified in the Downtown District Plan. However, the removal of existing buildings may be considered a typical cost of development for the site. Building removal hasn't been approved for reimbursement in prior projects in the district. The committee requested for Johns to obtain input from the city on the costs, particularly those identified as "work performed within City property" as they may be typical expenses for the anticipated development. The committee would also like to know if the developer is aware of potential grants available for the project.

New Districts – Discussion. Prior City Council response to a new district in the East Seltice area has been mostly supportive but the annexation of parcels eastward toward Huetter could be problematic. The ongoing Hwy41/I-90 interchange may facilitate development of vacant commercial parcels to the west. There are couple of potential projects in the area that could serve as a catalyst to form a district. It is questionable whether potential increment value could fund significant infrastructure projects, particularly wastewater/sewer system needs. Frontage improvement requirements have been known to impede some commercial property improvements along Seltice. Creation of a smaller district without the annexation of eastward parcels may generate the increment necessary to facilitate desired frontage improvements. In another area of the City, south of Mullan Ave, north of I-90, west of Greensferry and east of the Downtown URD boundary, a variety of public right-of-way and frontage related improvements could be beneficial to the community. Annexation would not be an issue. Again, it is unknown whether vacant commercial property development in this area of growing medical services is sufficient to generate the increment revenue necessary to fund the improvements. Johns will check with a business/property owner in the East Seltice area who previously expressed interest in creating a district. Chairman Fleischman recommended the committee identify "markers" indicative of favorable district formation circumstances in both areas. Johns will gather additional parcel valuation and property characteristic information for presentation at a future meeting.

Project Questionnaire & Estimated Costs – Eagles Project (Downtown District). The previously requested project cost information was delivered Friday, March 31, 2025. The project appears to be nearing completion with the exception of asphalt paving of the adjoining alleyway and the on-site parking lot. The committee directed Johns to review the costs with the City and obtain the City's official status of the project for reporting to the Commission to determine whether the project's participation in urban renewal funding remains a possibility.

Project Questionnaire & Estimated Costs – TW Clark Project (Downtown District). Johns reported that this is a multi-family residential project located at the intersection of 2nd and Frederick that requires public right-of-way frontage improvements. The developer/owner has been given the project questionnaire and a request for estimated costs. Nothing has been returned at this time.

ADJOURNMENT

Chairman Fleischman adjourned the meeting at 9:47 a.m.

Respectfully submitted,



Joseph Johns, Executive Director



Christi Fleischman, Chairman