



Commission Workshop Agenda
April 7, 2026 - 9:00 am
Chamber Conference Room
201 E 4th Avenue, Post Falls ID 83854

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Economic Impact Study (CP & EPF URDs) **ACTION**
4. East Seltice – Proposed District **ACTION**
5. Urban Renewal Commission - Code of Ethics **ACTION**
6. St. Vincent de Paul – Proposed Project, Bruning Commons (Downtown URD) **ACTION**
7. Prairie Medical Campus – Electrical Infrastructure Request (PF Tech URD) **ACTION**
8. Staff Report
9. Commissioner Comments
10. 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

Commission Workshop Minutes

April 7, 2026 – Post Falls Chamber Building – Conference Room

CALL TO ORDER, ROLL CALL

Chairman 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 Joe Rodriguez, Len Crosby, Dominic Parmantier, Eric Clemensen and Collin Coles. Also present was Pete Bredeson, Robert Seale and Alivia Metts.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

ECONOMIC IMPACT STUDY (CP & EPF URDs). Both districts were part of a 2016 Economic Impact Study conducted by The Metts Group. The current study provides an analysis of both districts through their closing in 2022 and subsequent years. Johns introduced Alivia Metts, of the Metts Group, to present highlights from the analysis processes and the report. Commissioner Crosby stated the Executive Summary in the report speaks directly to the reason urban renewal was implemented in Post Falls – infrastructure that supports job creation and economic diversity. New jobs were created, new employers have come in, the community's tax base has expanded dramatically which has brought relief to homeowners. Metts has also created a 1-page summary of the report to serve as a handout. Since 2016 a total of \$28.1 million in public investment (\$19 million in City water, sewer & transportation projects) has contributed to a 12.7x increase in assessed value and new taxable value totaling \$745.3 million. Jobs related data was broken down by industry which provided the opportunity to utilize industry specific job multipliers. Since 2016 Center Point has seen growth from 479 direct jobs to 1,162 jobs together with an additional 345 indirect jobs for a total of 1,028 jobs. Job growth in the East Post Falls (EPF) district resulted in the creation of 456 direct jobs and an estimated 312 indirect jobs for a total of 768 jobs. Even more substantial is the diversification of jobs in EPF during the same timeframe. Commission discussion drew attention to the need for several revisions. Metts and Johns will proceed with the final revision process.

EAST SELTICE – PROPOSED DISTRICT. Johns stated that city staff has scheduled a meeting with community stakeholders in the area. Current efforts are focused on identifying infrastructure projects & any annexation activity necessary to move forward. Commissioner Coles has drafted a document titled, Steps for a New Urban Renewal District. The document provides a more detailed breakdown of the various tasks involved and the responsible parties when forming a new URD. Johns introduced Bob Seale, Community Development Director. Seale provided an East Seltice URD Status Update document in which the "next steps" of the overall process were outlined. Sewer infrastructure needs in the vicinity, particularly for a lift station, predicate the annexation of property in the area. There is potential for the city to waive annexation fees to encourage property owner engagement in the process. Commissioner Coles emphasized that the clarifying the property annexation issue is key to moving the entire process forward. Seale is hopeful that the upcoming meeting will result property owners advocating for the district with their neighbors. Recently approved legislation requires the City to pay any present and/or future costs for water and sewer hookups when a property is forcibly annexed. Therefore, it's likely that the city will only move forward with voluntary annexations.

ST. VINCENT DE PAUL – PROPOSED PROJECT, BURNING COMMONS (DOWNTOWN URD). This project initially sought urban renewal program participation in 2022/23. St. Vincent de Paul and The Housing Company (THC) are reintroducing the project to determine the potential for urban renewal funding. The original questionnaire response identified approximately \$500K of potential project costs associated with Downtown District projects (Parking Plan North of I-90 and Remediation, both Tier 4 projects). Approximately \$625-650K is being sought based on general cost increases since 2022. Johns initiated a Zoom meeting and introduced Nate Wheeler and Erin Anderson from THC. Wheeler provided an overview of the project and addressed commissioner questions about the project's relationship to urban renewal. The project has public infrastructure and remediation related costs that have yet to be determined, but are estimated to be around \$650 THOUSAND. They anticipate stacking multiple funding sources including low-income tax credits through Idaho Housing & Finance Association, grants (IHFA, Federal Home Loan Bank) and local/regional contributions. The award of IHFA credits will be made known in late November. The grant applications require evidence of project funding. THC is a developer/owner/manager entity with approximately fifty housing projects in Idaho. Commissioner Rodriguez asked for clarification on urban renewal's process of evaluating proposals like the one presented. Crosby responded that projects usually involve a developer with financing, approved plans and relatively known costs, all of which allow for a projection of urban renewal funding availability to be made. The project being considered has a "lot of pieces" that aren't in place yet. Johns stated the Agency's current and anticipated reimbursement obligations project 6-8 years out in the Downtown URD. It's also possible that other potential district projects could have reimbursement priority depending on the timeline of known reimbursable costs being approved by the commission. Commissioner Parmantier asked what the timeline would be for establishing a participation agreement if THC is successful in achieving sufficient grant funding late this year. Bredeson responded that the agency would then get some final project cost information and draft an Owner Participation Agreement for consideration as early as December or January. Johns proposed drafting a general letter of support for the project that could be used by THC in their grant applications. Rodriguez made a motion for Johns to draft the letter, seconded by Clemensen. Roll Call Vote: Clemensen – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

URBAN RENEWAL COMMISSION – CODE OF ETHICS. The proposed Code of Ethics (COE) document was drafted by Commissioner Crosby after attending a Land Use training session by city staff. The content of the document is an "urban renewal version" of a COE utilized by the Planning and Zoning Commission. The COE is based on The Idaho Transparent and Ethical Government Act, found in Title 74 of Idaho Code. Bredeson clarified that actions that violate the state statute could be subject to civil/criminal penalties, but a violation of the proposed COE would not be actionable. Discussion resulted in Johns being directed to update the document with Counselor Bredeson's revisions, together with several other proposed edits. Johns will complete the revisions and include the COE on upcoming April Commission Meeting's agenda.

Commissioner Clemensen exited the workshop at 10:54am.

PRAIRIE MEDICAL CAMPUS – ELECTRICAL INFRASTRUCTURE REQUEST (PF TECH URD). Johns provided an overview of the request for additional electrical infrastructure costs (\$498,300) associated with the Prairie Medical Campus project in the PF Tech URD. The proposed costs are associated with the installation of permanent pedestrian-scale streetscape lighting (lighting pedestals with connection nodes) and supporting electrical infrastructure within the public right-of-way along Zorros Street, Prosper Avenue, and the PMC frontage corridors, together with tree plantings along the same locations. The proposed improvements are in addition to the typical electrical infrastructure commonly required by the City of Post Falls in the public right-of-way. Following Commission discussion, Commissioner Crosby moved to deny the

request, seconded by Coles. Roll Call Vote: Rodriguez – Aye; Fleischman – Aye; Coles – Aye; Parmantier – Aye; Crosby – Aye. Motion carried.

STAFF REPORT

The Agency's 2025 Annual Report and supporting documentation was submitted to the State Controller's Office prior to March 31st according to statutory requirements.

COMMISSIONER COMMENTS

None

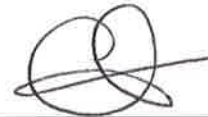
ADJOURNMENT

Fleischman adjourned the Commission Workshop at 11:19am.

Respectfully submitted,



Joseph Johns, Executive Director



Christi Fleischman, Chairman