



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. Citizen Comment
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. Economic Impact Study (CP & EPF URDs) **ACTION**
5. East Seltice – Proposed District **ACTION**
6. Urban Renewal Commission - Code of Ethics **ACTION**
7. St. Vincent de Paul – Proposed Project, Bruning Commons (Downtown URD) **ACTION**
8. Prairie Medical Campus – Electrical Infrastructure Request (PF Tech URD) **ACTION**
9. Staff Report
10. Commissioner Comments
11. 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.

CENTER POINT & EAST POST FALLS

Urban Renewal Districts
an Impact Assessment

Post Falls Urban Renewal Agency

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Executive Summary

The Center and East Post Falls Urban Renewal Districts (URDs) closed in 2022 after two decades of strategic public investment. This report, commissioned by the Post Falls Urban Renewal Agency (PFURA), evaluates the investment and continuing impact of those investments in the years following district closure, demonstrating that urban renewal's benefits extend well beyond the life of any individual district.

KEY TERMS

- Assessed Value (AV): is assumed to be market value without exemptions (Gross Taxable Value).
- Tax Increment Revenue (TIF): The specific portion of property tax revenue generated by the increase in property values within a URD over a set "base year" value.
- Annual Property Tax Revenue: Annual Taxable Value (Net Taxable Value) x Levy Rate.

The data shows consistent performance across all key indicators.

- \$28.1 million in total URA public investments (delivered through public-private partnerships since 2016) catalyzed development across both districts.
- Signature infrastructure projects include the Greensferry Road Overpass in East Post Falls and the Beck Road/I-90 Interchange in Center Point, removing critical barriers to commercial and industrial development.
- Combined assessed value grew from \$63.8 million (base year) to \$809.1 million by 2022, a 12.7x increase representing \$745.3 million in new taxable value created.
- Post-closure assessed value climbed further to \$1.02 billion in 2023, confirming sustained growth momentum.
- Center Point District employment grew from 479 to 1,162 direct jobs (+143%) between 2016 and 2024, creating 683 direct jobs and an estimated 345 indirect jobs for a total employment impact of 1,028 jobs.
- East Post Falls employment grew from 2,334 to 2,790 direct jobs (+20%) between 2016 and 2024, creating 456 direct jobs and an estimated 312 indirect jobs for a total employment impact of 768 jobs. The district now supports 211 employers.
- At district creation in 2002, the \$63.8 million base generated \$1.20 million annually in property tax. By closure in 2022, this grew to \$4.81 million per year—a 4.0x increase—with \$4.43 million in newly unlocked revenue flowing to the taxing districts.
- New commercial construction continues in former district boundaries through 2025, demonstrating lasting private investment momentum.

The data confirm that strategic urban renewal investment generates a compounding return to the community. By financing infrastructure, catalyzing private development, and expanding the tax base, PFURA's two closed districts have left a lasting legacy of economic activity and public revenue that continues to benefit Post Falls residents, businesses, and taxing entities alike.

Project Background

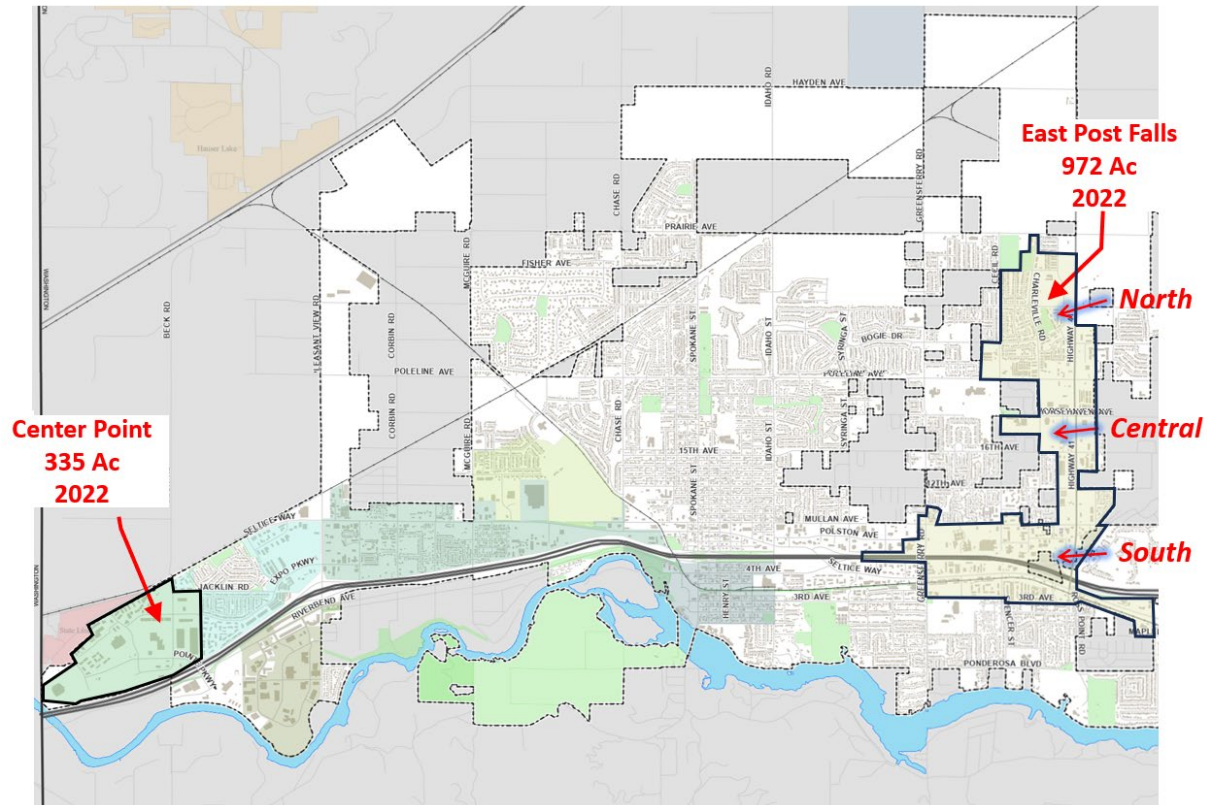
Post Falls Urban Renewal Agency

The Post Falls Urban Renewal Agency was created in 1991 with a mission to encourage sound economic and community improvement that enhances the overall quality of life in Post Falls. Its core activities include providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health. The Agency is financially self-sustaining and does not receive general fund dollars from the City of Post Falls or other taxing entities. The Agency operates pursuant to Idaho urban renewal law and utilizes Tax Increment Financing (TIF) as its primary economic development tool to fund public infrastructure and support private investment within designated districts. All Agency operations and capital investments are funded exclusively through tax increment revenue generated within the urban renewal districts.

Center Point and East Post Falls Districts

Two of PFURA's most significant districts—Center Point (335 acres) and East Post Falls (972 acres)—were established to address underutilized areas on the edges of the growing community. Both districts officially closed in 2022 after completing their goal.

Center Point URD was targeted as a commercial and mixed-use corridor anchored by Expo Parkway and the Pointe development. East Post Falls URD encompassed a broader geography that included industrial, commercial, and residential land along major corridors including Highway 41, Seltice Way, and Mullan Avenue. It was divided into three sub-districts: South, Central, North (Tullamore), with an additional boundary extension adopted in 2005.



Purpose of the Report

This impact assessment responds to PFURA's interest in documenting the continuing benefits of its prior investments now that the districts have closed. Specifically, the assessment examines three primary questions:

- Did the assessed values and tax revenues established during the district period persist and grow after closure?
- Have employment and business activity continued to expand in the former district areas?
- What are the quantifiable fiscal benefits now accruing to the City of Post Falls and its taxing partners?

Data for this assessment were drawn from PFURA QuickBooks transaction records (2002-2025), annual reports (2014-2024), City of Post Falls invoice records, Kootenai County assessor data (tax years 2001-2025), City of Post Falls GIS structure data, and Idaho Department of Labor employment statistics (QCEW, 2003-2024). Economic multipliers were calculated using RIMS II regional input-output data for Kootenai County.

URA Investments

Investment Summary

Since 2016, PFURA deployed a combined \$28.1 million in public resources across infrastructure, transportation, and participant reimbursement programs. These investments were funded entirely through captured tax increment revenues—meaning they required no city or county general fund expenditures or debt backed by taxpayers.

District	Project	Category	Amount
Center Point	The Pointe	Participant Reimbursement	\$2,883,476
East Post Falls	North Development	Participant Reimbursement	\$6,489,988
East Post Falls	12th Ave Lift Station & EQ Basin	Sewer Infrastructure	\$8,561,433
East Post Falls	HWY 41 Upsizing	Sewer Infrastructure	\$1,549,720
East Post Falls	Tullamore Lift Station	Sewer Infrastructure	\$228,501
East Post Falls	Spencer Street Improvements	Transportation	\$2,475,457
East Post Falls	HWY 41 Trail Project	Transportation	\$300,000
East Post Falls	ITD HWY 41 Intersection/Signal	Transportation	\$2,029,423
East Post Falls	Mullan Ave Improvements	Transportation	\$1,410,000
East Post Falls	Cecil/Mullan/Poleline Ave	Transportation	\$2,170,182
GRAND TOTAL			\$28,098,182

Source: PFURA and City of Post Falls

Center Point District – The Pointe Development

Center Point's primary investment was a series of participant reimbursements totaling \$2.88 million to support The Pointe mixed-use development, approved between 2018 and 2022. This development brought commercial services, and associated infrastructure improvements to a previously underutilized commercial corridor at the western edge of the city. The Pointe

became one of the most visible catalytic developments in Post Falls history, transforming a marginal commercial area into a vibrant mixed-use district along I-90.

East Post Falls District – Infrastructure-Led Development

East Post Falls employed a more diverse investment portfolio spanning three sub-districts. Between 2016 and district closure, the Agency made substantial infrastructure investments that addressed critical capacity constraints. Sewer infrastructure represented the single largest investment category at \$10.3 million, reflecting the district's rural-to-urban transition character. The 12th Avenue Lift Station and Equalization Basin (\$8.6 million), the HWY 41 force main upsizing (\$1.5 million), and the Tullamore Lift Station improvements (\$228,500) collectively enabled tens of millions of dollars in private development that would otherwise have been infrastructure-constrained.

Transportation investments of \$8.4 million addressed connectivity gaps critical to realizing the district's development potential. Spencer Street improvements (\$2.5 million), the HWY 41/ITD signal improvements (\$2.0 million), Mullan Avenue (\$1.4 million), and the Cecil/Mullan/Poleline Avenue corridor (\$2.2 million) combined to create a multi-modal network that supports both existing and future development. These projects were coordinated with the City's broader transportation plans and improved mobility throughout the corridor, benefiting properties both within and beyond the district boundaries.

Assessed Value Growth and Fiscal Impact

Tax Increment Revenue

Tax increment financing works by "freezing" the base year assessed value—taxes on that base continue to flow to all taxing entities. As development increases property values, the tax on that increased increment value is captured by the URA to fund improvements.

During their operational years (2003–2023), the two districts generated substantial annual tax increment revenue that funded the investments described above. The tax increment revenue captured each year reflects the market's assessment of new development value—every dollar of increment represents private capital invested in buildings, improvements, and businesses that increased property values above the frozen base. During their operational years (2003–2023), the two districts generated substantial annual tax increment revenue that funded the investments described above. The tax increment revenue captured each year reflects the market's assessment of new development value—every dollar of increment represents private capital invested in buildings, improvements, and businesses that increased property values above the frozen base.

Table 1. Annual Tax Increment Revenue for Tax Years 2003-2022

Tax Year	Year Received	Center Point	East Post Falls	Combined Annual Tax Increment Revenue
2003	2004	\$833	\$57,696	\$58,529
2004	2005	\$42,623	\$104,517	\$147,140
2005	2006	\$195,009	\$301,897	\$496,906
2006	2007	\$302,277	\$870,119	\$1,172,396
2007	2008	\$426,858	\$1,095,679	\$1,522,537
2008	2009	\$649,180	\$1,624,488	\$2,273,668
2009	2010	\$689,367	\$2,061,680	\$2,751,047
2010	2011	\$670,188	\$2,436,356	\$3,106,544
2011	2012	\$844,404	\$2,238,900	\$3,083,304
2012	2013	\$915,470	\$2,651,210	\$3,566,680
2013	2014	\$876,087	\$2,397,578	\$3,273,665
2014	2015	\$881,686	\$2,467,666	\$3,349,351
2015	2016	\$827,791	\$2,452,279	\$3,280,070
2016	2017	\$822,894	\$3,110,655	\$3,933,548
2017	2018	\$924,731	\$2,746,652	\$3,671,383
2018	2019	\$717,310	\$3,033,145	\$3,750,454
2019	2020	\$849,202	\$3,739,210	\$4,588,412
2020	2021	\$781,944	\$3,706,595	\$4,488,539
2021	2022	\$727,581	\$4,028,297	\$4,755,878
2022	2023	\$625,555	\$3,597,535	\$4,223,090
Totals:		\$12,770,991	\$44,722,151	\$57,493,141

Source: PFURA

The tax increment revenue kept growing throughout the districts' lives. It didn't fall during economic downturns or the pandemic. In fact, it grew in waves—speeding up, holding steady, then speeding up again—and reached its peak right before closure. This proves that well-planned infrastructure investments can trigger lasting private development that builds on itself year after year.

Taxable/Assessed Value

At their base year values, the two districts combined for just \$63.8 million in taxable value. By the time the districts closed in 2022, that figure had grown to \$809.1 million, a 12.7x increase representing over \$745.3 million in new taxable value created through combined public and private investment.

This growth demonstrates remarkable impact. Between 2016 and district closure in 2022, PFURA invested \$28.1 million in roads, sewers, and utilities that addressed critical capacity constraints. During this same period, assessed value grew by \$561.2 million—a 20-to-1 return on public investment. Over the districts' full 20-year operation, total new assessed value reached \$745.3 million. While assessed value reflects market valuation rather than construction costs, this ratio demonstrates extraordinary leverage: for every public dollar invested in infrastructure, private developers created more than \$20 in new taxable property value through their decisions to purchase land, obtain financing, construct buildings, and establish businesses.

How Public Investment Unlocks Private Capital

When PFURA invested \$28.1M in infrastructure between 2016 and district closure in 2022, assessed value grew by \$561.2M during this same period.

That's \$20 for every public dollar
20-to-1

The \$57.5 million in tax increment revenue captured over 20 years isn't money the URA spent—it's the cumulative tax generated by \$745.3 million in new assessed value that private businesses created over the districts' lifetimes. Strategic infrastructure investments throughout this period, including \$28.1 million between 2016 and closure, removed development barriers and enabled private capital to flow into the districts. That \$745.3 million now generates \$4.4 million (using 2022 levy rate) in annual property tax revenue flowing to all taxing entities.

Table 2. Urban Renewal Impact: Assessed Value and Tax Revenue (2001-2022)

	2001 (Base Value)	2022	Numeric Change (2001-2022)
Assessed Values			
Center Point	\$1,395,916	\$117,443,704	\$116,047,788
East Post Falls	\$62,413,796	\$691,630,798	\$629,217,002
<i>Combined</i>	<i>\$63,809,712</i>	<i>\$809,074,502</i>	<i>\$745,264,790</i>
Levy Rates			
Center Point	0.025170000	0.0059477360	
East Post Falls	0.018684715	0.0059477360	
Property Tax Revenue			
Center Point	\$35,135	\$698,524	\$663,389
East Post Falls	\$1,166,184	\$4,113,637	\$2,947,453
<i>Combined</i>	<i>\$1,201,319</i>	<i>\$4,812,162</i>	<i>\$3,610,842</i>

Note: The \$3.6M represents the net change in total tax revenue to entities, reflecting the \$4.4M in increment tax gained (\$745.3M*2022 levy rate), partially offset by a \$0.8M decrease in base tax due to lower levy rates.

Critically, this growth did not stop at closure. In 2023, the first full year following district closure, assessed value in the former district boundaries grew to \$1.019 billion, a 26% increase in a single year. While 2024 and 2025 reflect some assessment normalization following the post-pandemic valuation surge, values remain dramatically higher than any baseline and continue to reflect a fundamentally transformed economic landscape.

Table 3. Assessed Value (AV) Growth: Base Year Through Post-Closure

Year	Center Point	East Post Falls	Combined
2022 (Closure)	\$117,443,704	\$691,630,798	\$809,074,502
2023 (Post-Closure)	\$139,793,390	\$879,499,977	\$1,019,293,367
2024 (Post-Closure)	\$173,348,550	\$816,839,264	\$990,187,814
2025 (Post-Closure)	\$182,513,414	\$730,247,079	\$912,760,493

Source: Kootenai County Assessor; PFURA. 2023–2025 based on same parcel set as 2022 URD boundaries.

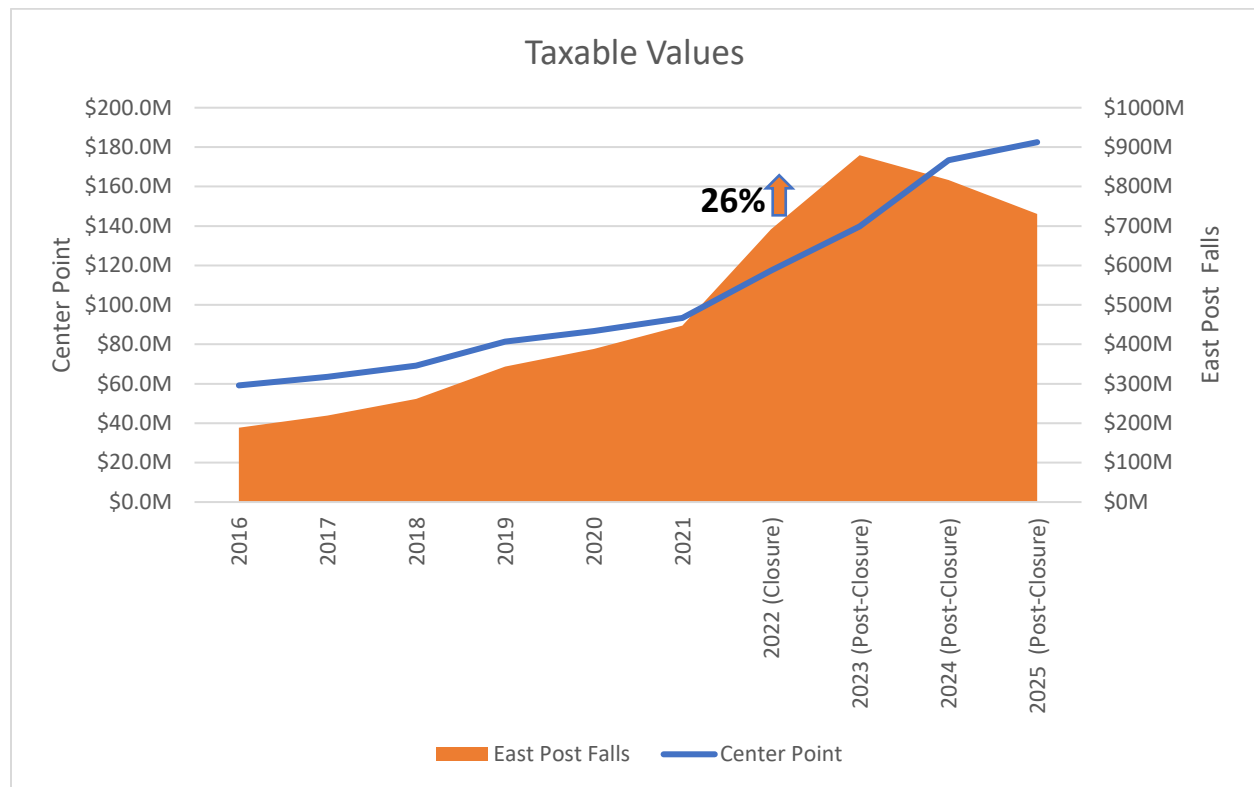
KEY FINDING

The most direct measure of urban renewal's fiscal impact is the growth in taxable value over the life of the districts and its continuation after closure.

The data reveal a trajectory that greatly exceeded expectations.

From \$63.8M to over \$1 billion in assessed value, a transformation that continues to deliver benefits to the entire community.

Figure 1. Post-Closure Growth



Source: Kootenai County Assessor; PFURA. 2023–2025 based on same parcel set as 2022 URD boundaries.

Revenue Flowing Back to Taxing Districts

Idaho urban renewal law creates a straightforward fiscal mechanic: while a district is active, the increment in property taxes above the base year value is captured to fund renewal activities. When a district closes, that entire assessed value, including all tax increment accumulated during the district's life, flows back into the general tax base shared by all taxing entities. Additionally, any unexpended funds remaining in the Agency's accounts are rebated directly to the taxing districts.

Upon closure of the Center Point and East Post Falls districts in 2022, PFURA returned approximately \$2.23 million in unexpended funds to the taxing entities, including \$926,078 to the City of Post Falls. This one-time distribution represented unspent tax increment revenue and demonstrated the Agency's fiscally conservative management approach, collecting only what was needed for approved projects and returning the remainder to the community.

One of urban renewal's most significant, and often underappreciated, long-term benefits is what happens when districts close. Upon closure of the Center Point and East Post Falls districts in 2022, the \$745.3M in new taxable value created by urban renewal investment was released

to the broader tax rolls. All taxing districts immediately began receiving their proportional share of taxes levied on this greatly expanded base, including:

- City of Post Falls General Fund
- School District #273
- Kootenai County
- Kootenai Fire & Rescue
- North Idaho College
- Kootenai EMS
- Post Falls Highway District #1
- Community Library

Each taxing entity receives tax revenue proportional to its individual levy rate. The specific allocation among these partners varies based on their respective adopted budgets and levy rates each fiscal year.

The full assessed value of \$809.1 million at closure generates approximately \$4.8 million in total annual property tax revenue distributed across all taxing partners (this includes \$4.4M from the new value created and \$0.4M from the original base). To understand the scale of that change: at district creation in 2002, the combined base assessed value of \$63.8 million generated approximately \$1.2 million per year (at the prevailing levy rate in 2001 as stated in the original district plans). The assessed value grew 12.7x during the districts' lives, while property tax revenue grew 4.0x—the difference reflects declining levy rates over the 20-year period.

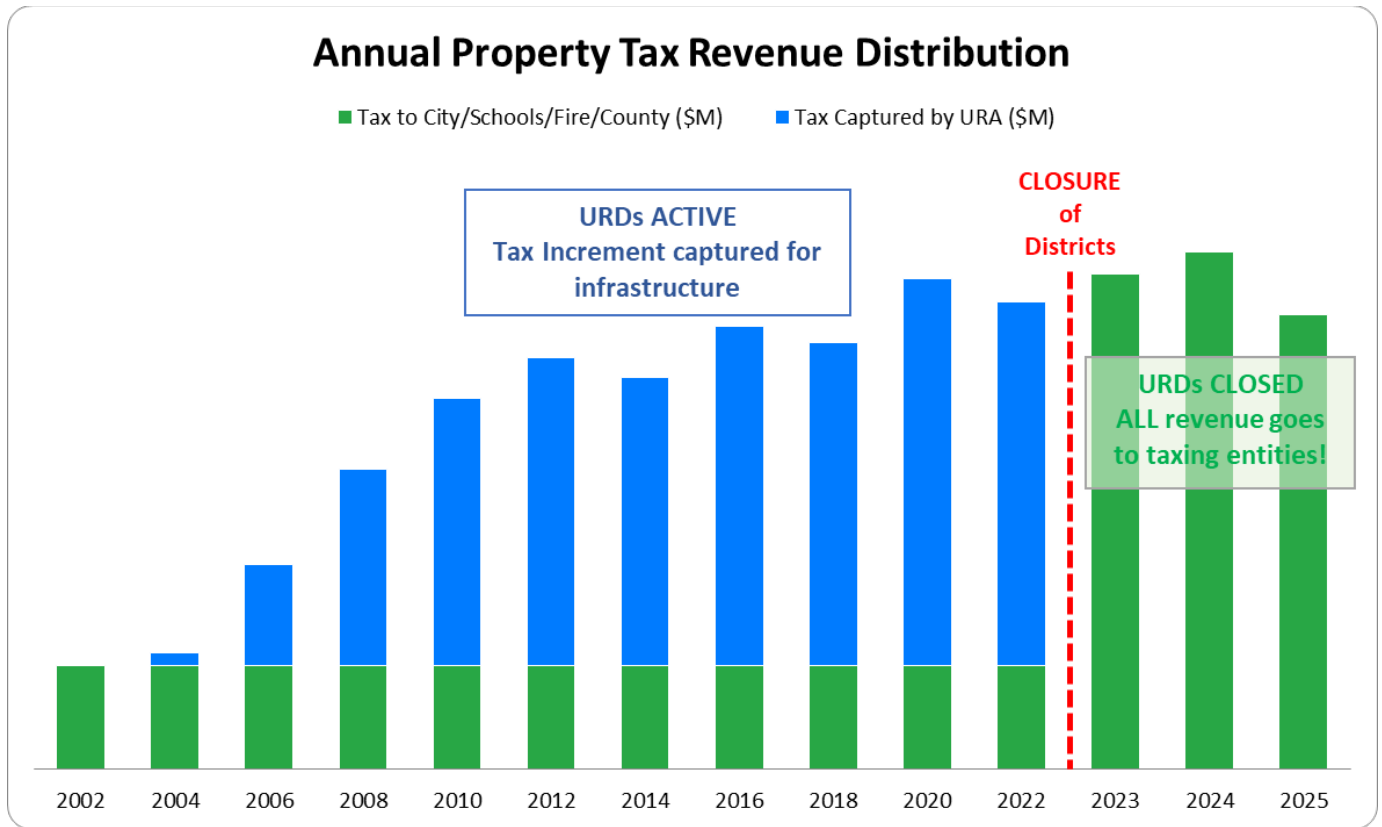
Of the \$4.8 million now generated annually, approximately \$4.4 million represents new revenue flowing to taxing entities—this is the tax on the \$745.3 million in new value created during the districts' operation. The remaining amount represents tax on the original base value, which always flowed to taxing districts even while the URDs were active. In the final six years alone (2016-2022), PFURA's \$28.1 million infrastructure investment coincided with \$561.2 million in assessed value growth—a 20-to-1 return.

Impact at Closure

- \$745.3M in new taxable value created
- \$4.4M in newly unlocked annual tax revenue

Now flowing to schools, fire, City, and County

Figure 2. Annual Property Tax Revenue Distribution



Source: PFURA and Author’s calculations

It is important to note that this estimate is conservative. It is based on assessed values at district closure in 2022. As the post-closure data demonstrate, assessed values have continued to grow. The 2023 combined figure of \$1.019 billion implies even greater annual tax revenue, and continued development ensures further growth in future years.

The following tables summarize the fiscal impact at closure.

Urban Renewal Impact at Closure (2022):

	Assessed Value	Annual Tax Revenue
Original base value:	\$63.8M	\$1.2M/year*
Total at closure:	\$809.1M	\$4.8M/year**
NEW VALUE created by Urban Renewal:	\$745.3M	\$4.4M/year**

*at 2001 prevailing levy rates

**at 2022 closure levy rate

Note: Annual tax amounts reflect different levy rates and do not sum directly.

Fiscal Impact Summary	
Metric	Value
Total URA Investment (2016-2022)	\$28.1 million
Net New Assessed Value Created (2001-2022)	\$745.3 million
Return on Investment (2016-2022 period)	20-to-1 (\$561.2M growth)
Est. Annual Property Tax at District Creation (2001)	~\$1.2M/year total (Center Point: \$35K, East Post Falls: \$1.17M)
Est. Annual Property Tax at Closure (2022)	~\$4.8M/year total (Center Point: \$699k, East Post Falls: \$4.11M) \$4.43M newly unlocked
Est. Payback Period (2016-2022 Investment)	~8 years ($\$28.1M / \$3.34M$ annual tax from 2016-2022 growth)
Additional Rebates to underlying tax districts at Closure (unexpended funds to taxing entities)	\$2.23 million
Rebates of unexpended funds during term of URDs	\$5.5 million
Total rebates (pre-closure and at closure)	\$7.73 million

District-by-District Property Tax Revenue Growth

Property tax revenue in the Center Point district grew from \$35,000/year (on \$1.4M base AV) to \$698,500/year, a 19.9x increase. East Post Falls grew from \$1.2M/year (on \$62.4M base AV) to \$4.1M/year — a 3.5x increase. Combined, property tax revenue grew from approximately \$1.2M/year to \$4.8M/year, representing a 4.0x increase even as levy rates declined by roughly 72% over the 20-year period.

Table 4. Property Tax Revenue Growth (\$/yr)

Year	Center Point (\$1.4M base AV)	East Post Falls (\$62.4M base AV)	Total
Base	\$35,135	\$1,166,184	\$1,201,319
2022	\$698,524	\$4,113,637	\$4,812,162
Increase	19.9x	3.5x	4.0x

The Agency also provided rebates (unexpended funds) totaling over \$2.23 million when these districts closed in 2022, of which the City of Post Falls received \$926,078 and Kootenai County received \$503,483. Additionally, prior to this period, \$5.5 million was rebated from the East Post Falls URD in 2009 and 2012, of which the City received \$2.16 million and Kootenai County received \$1.15 million. Combined, these rebates totaled \$7.73 million over the districts' operation, with \$3.09 million flowing to the City of Post Falls and \$1.87 million to Kootenai County. These direct transfers represent fiscal benefits above and beyond the long-term assessed value story.

Employment and Business Growth

Methodology

Employment data were obtained from Kootenai Metropolitan Planning Organization (KMPO) using Idaho Department of Labor's Quarterly Census of Employment and Wages (QCEW) files for the geographic areas corresponding to the former district boundaries. Data are reported for 2003, 2016, 2019, and 2024, allowing assessment of growth trends across the pre-closure and post-closure periods. Economic multipliers were calculated using RIMS II regional input-output data for Kootenai County.

Center Point District Employment

Employment in the Center Point District experienced dramatic growth, particularly driven by the transformation catalyzed by The Pointe development and associated commercial activity along the Expo Parkway/Beck Road corridor. From zero jobs at district creation in 2002, employment expanded to 479 jobs with 9 new employers by 2016, then more than doubled to 1,162 jobs with 32 new employers by 2024.

This growth induced commercial demand that followed increment-funded infrastructure construction—including retail, food service, and industrial expansion along the district's commercial corridors. The industrial sector grew from 93 to 254 jobs (+173%), while Transportation and Warehousing surged from 41 to 241 jobs (+488%), reflecting the district's emerging role as a logistics and distribution node.

East Post Falls District Employment

The East Post Falls District began with 1,869 direct jobs and 116 employers in 2003. Following strategic infrastructure investments beginning in 2016, employment grew to 2,334 jobs (135 employers) by 2016 and reached 2,790 jobs (211 employers) by 2024—a net increase of 921 jobs (+49%) and 95 employers (+82%) over the full 21-year period.

The employment base has become significantly more diverse, with retail's share of total employment declining from 53% in 2003 to 25% in 2024 as other sectors expanded. Growth from 2016 to 2024 was concentrated in medical services (+73 jobs, +12%), food service (+96 jobs, +30%), finance/insurance/real estate (+53 jobs, +61%), and professional/technical services (+25 jobs, +29%). The "Other Services" category grew by 170 jobs (+230%), reflecting the diversification of the East Post Falls employment base beyond its historic industrial and medical anchors.

Table 5. Summary of Employment, Center Point and East Post Falls Districts

Metric	2003	2016	2019	2024
Total Employees	1,869	2,813	2,911	3,952
Total Employers	116	144	187	243
East Post Falls - Employees	1,869	2,334	2,358	2,790
East Post Falls - Employers	116	135	173	211
Center Point - Employees	0	479	553	1,162
Center Point - Employers	0	9	14	32

Table 6. Industry Level Employment by District (2003-2024)

Sector	Center Point				East Post Falls			
	2003	2016	2019	2024	2003	2016	2019	2024
Retail	0	328	387	504	987	646	609	693
Finance, Insurance, & Real Estate	0	0	0	16	—	87	125	140
Industrial	0	93	124	254	265	232	140	148
Accommodations	0	0	0	0	18	0	18	13
Arts & Entertainment	0	0	0	0	—	0	6	5
Agriculture	0	0	0	0	4	0	6	12
Transportation & Warehousing	0	41	33	241	224	108	30	20
Medical	0	0	0	44	31	614	609	687
Government	0	0	0	0	—	0	10	0
Administrative & Support/Waste Management	0	7	1	4	—	53	90	84
Professional, Scientific, & Technical Services	0	0	0	0	—	86	68	111
Education Services	0	0	0	0	44	43	60	80
Other/Commercial	0	2	2	1	296	74	94	244
Information	0	0	0	3	—	0	0	9
Utilities & Construction	0	0	0	37	—	68	72	125
Food Service	0	8	6	58	—	323	421	419
Total Employees	0	479	553	1,162	1,869	2,334	2,358	2,790
Number of Employers	0	9	14	32	116	135	173	211

Source: KMPO using Idaho Department of Labor, QCEW. Data represent direct employment within former district boundaries.

Indirect and Induced Economic Impact

Beyond direct employment, the economic activity supported by businesses in both districts generates substantial indirect (supply chain) and induced (household spending) effects throughout the broader Kootenai County economy. From 2016 to 2024, direct employment grew by 1,139 jobs across both districts (683 in Center Point, 456 in East Post Falls). Using BEA's RIMS II sector-specific multipliers, these 1,139 direct jobs generated an estimated additional 657 indirect and induced jobs in the regional economy, bringing the total employment impact to 1,796 jobs during this period.

These multiplier effects underscore a fundamental truth about urban renewal investment: the economic impact of a well-sited public investment is not bounded by the district's geographic footprint. Every distribution job at a logistics facility on the former East Post Falls corridor, every service employee at The Pointe, and every industrial worker in Center Point supports additional employment throughout the region—from suppliers and contractors to retail workers and service providers whose jobs depend on the economic activity these businesses generate.

Table 7. Impact on the Change in Jobs (2016-2024)

	Center Point	East Post Falls	Total
Total Jobs (2003)	0	1,869	1,869
Total Jobs (2016)	479	2,334	2,813
Total Jobs (2024)	1,162	2,790	3,952
Job Change (2016-2024)	683	456	1,139
Indirect Jobs Created (2016-2024)	345	312	657
Direct + Indirect (2016-2024)	1,028	768	1,796

Post-Closure Development Activity

Continued Private Investment

One of the most telling indicators of sustained development momentum is the continued emergence of new structures in the former district areas after closure. City of Post Falls structure records through 2025 document significant ongoing private investment in both the Center Point and East Post Falls corridors, including multiple commercial buildings constructed in 2023, 2024, and 2025 as a result of supporting infrastructure funded by urban renewal.

Notable post-closure development activity includes:

- New commercial structures along the Beck Road / Pointe Parkway corridor (140 N. Beck Rd., 150 N. Beck Rd., 6140 W. Pointe Pkwy, 6190 W. Pointe Pkwy) — all built 2023–2024, confirming continued build-out of the Center Point District commercial footprint.

- A major new U-Haul / AMERCO facility at Herborn Place (363–365 N. Herborn Pl.) — a large-format commercial development completed 2023–2024 that represents significant private investment in the former East Post Falls core.
- A large apartment complex at Bogie Drive (4115–4259 E. Bogie Dr.) with 168+ residential units across multiple buildings, completed in 2025, demonstrating continued residential demand in the East Post Falls corridor.
- Multiple commercial buildings along Highway 41, Poleline Avenue, and Early Dawn Avenue (2023–2025) continuing the commercial and industrial infill of the former East Post Falls South/Central sub-district.

New construction continues at a strong pace after closure. This shows that the infrastructure built during the URD years created lasting advantages that attract private developers.

Business Attraction and Diversification

The growth in employer count is itself a meaningful indicator of economic vitality. East Post Falls grew from 116 employers in 2003 to 211 employers in 2024 (+82%), while Center Point expanded from 0 employers at district creation to 32 new employers by 2024. From 2016 to 2024 specifically, East Post Falls added 76 new employers (+56%) and Center Point added 23 new employers (+256%), reflecting strong business formation and attraction activity during the period of strategic infrastructure investment. This diversification reduces economic concentration risk and creates a broader, more resilient local economy.

The presence of major regional and national employers in the former district areas (including Sysco Food Services, United Parcel Service, Cabela’s, Central Transport, Real Life Ministries, and a growing roster of medical providers) reflects the corridor's evolution into a significant employment destination for the broader north Idaho region.

Fiscal Benefits to the City and Taxing Partners

Sales Tax and Broader Revenue Effects

Beyond property taxes, the commercial development catalyzed within both districts generates substantial sales tax revenue for the State of Idaho and, through state-shared revenue mechanisms, for the City of Post Falls. With over 240 businesses now operating in the former district boundaries—spanning retail, food service, industrial, and commercial sectors—the associated sales activity represents a significant ongoing contribution to City revenues.

Reduced Burden on General Fund Taxpayers

The urban renewal model, funding infrastructure through TIF rather than general obligation bonds or direct appropriation, provided a critical fiscal benefit during the investment period:

infrastructure costs were borne by the increment in value created by the very development those investments enabled, rather than by the general tax base. **Post Falls residents and property owners outside the districts never bore the cost of the sewer systems, road improvements, and development subsidies that transformed these corridors.**

The dramatic increase in assessed values across Post Falls has also enabled taxing districts to maintain or reduce levy rates while still meeting budget needs. When assessed values increase rapidly, as they have in the districts' former boundaries and citywide, taxing entities can collect the revenue they need at lower rates per \$1,000 of assessed value. This dynamic benefits all property owners: as the tax base grows, the burden on any individual property decreases relative to what it would have been without that growth.

Conclusions and Lasting Value of Urban Renewal

The evidence gathered in this assessment supports a clear conclusion: **the public investments made through the Center Point and East Post Falls Urban Renewal Districts have generated lasting, compounding benefits to the City of Post Falls and its residents that extend well beyond the districts' operational period.**

PFURA's investment in infrastructure, transportation, and development incentives across these two districts was designed to catalyze private capital formation and transform underutilized areas into productive economic contributors.

Summary of Key Outcomes

Outcome Category	Key Finding
Total Public Investment (2016-2022)	\$28.1 million (TIF-funded, no general fund impact)
Assessed Value — Base Year (2001)	\$63.8 million (combined)
Assessed Value — At Closure (2022)	\$809.1 million — a 12.7x increase
Assessed Value — Post-Closure (2023)	\$1.019 billion
Net New Taxable Value Created (2001-2022)	\$745.3 million
Est. Annual Tax Revenue at Closure (2022)	~\$4.8M/year total \$4.4M newly unlocked to all taxing entities
Est. Annual Tax Revenue Post-Closure (2022)	~5.7M/year to taxing entities

Outcome Category	Key Finding
Center Point Employment Growth (2016-2024)	479 → 1,162 direct jobs (+143%) 9 → 32 employers (+256%)
East Post Falls Employment Growth (2016-2024)	2,334 → 2,790 direct jobs (+20%) 135 → 211 employers (+56%)
Post-Closure Development	Substantial new commercial, industrial and residential construction 2023–2025
Rebates (unexpended funds) at Closure	\$2.23M rebated to taxing entities City received \$926,078

The story of the Center Point and East Post Falls Districts is not just a historical accounting exercise. It is a blueprint for how strategic infrastructure-first public investment can transform underutilized land into thriving economic centers, and how that transformation continues to generate community benefits long after the formal renewal period ends.

Post Falls is a growing community. The pressures of growth on roads, utilities, services, and housing are only intensifying. The lesson of these two closed districts is that proactive, well-targeted urban renewal investment can stay ahead of growth, enabling the private development that provides jobs, housing, and tax revenue while keeping burden off the general fund taxpayer.

As PFURA's three current districts—Post Falls Technology, Downtown, and Pleasant View—mature and as future renewal opportunities arise, the legacy of Center Point and East Post Falls provides a compelling track record: urban renewal is not just effective—it is essential. As one of the few economic development tools available to Idaho municipalities, urban renewal offers a self-funding mechanism to build infrastructure, attract private investment, and expand the tax base. Its benefits are real, measurable, and compound over time.

Data Sources and Methodology Notes

Employment data: KMPO using Idaho Department of Labor, Quarterly Census of Employment and Wages (QCEW), 2016–2024.

Assessed value data: Kootenai County Assessor GIS records, Tax Years 2022–2025. Post-closure figures track the same parcel set as defined by 2022 URD boundaries.

Tax increment data: PFURA QuickBooks Transaction Detail by Account Report; PFURA Annual Reports (2014–2023).

Investment data: PFURA records compiled by Agency staff; URA approval documents and City invoices.

Property tax revenue estimates: Composite levy rate of approximately 1.3% based on historical Post Falls area levy data. Actual rates vary by year and taxing entity.

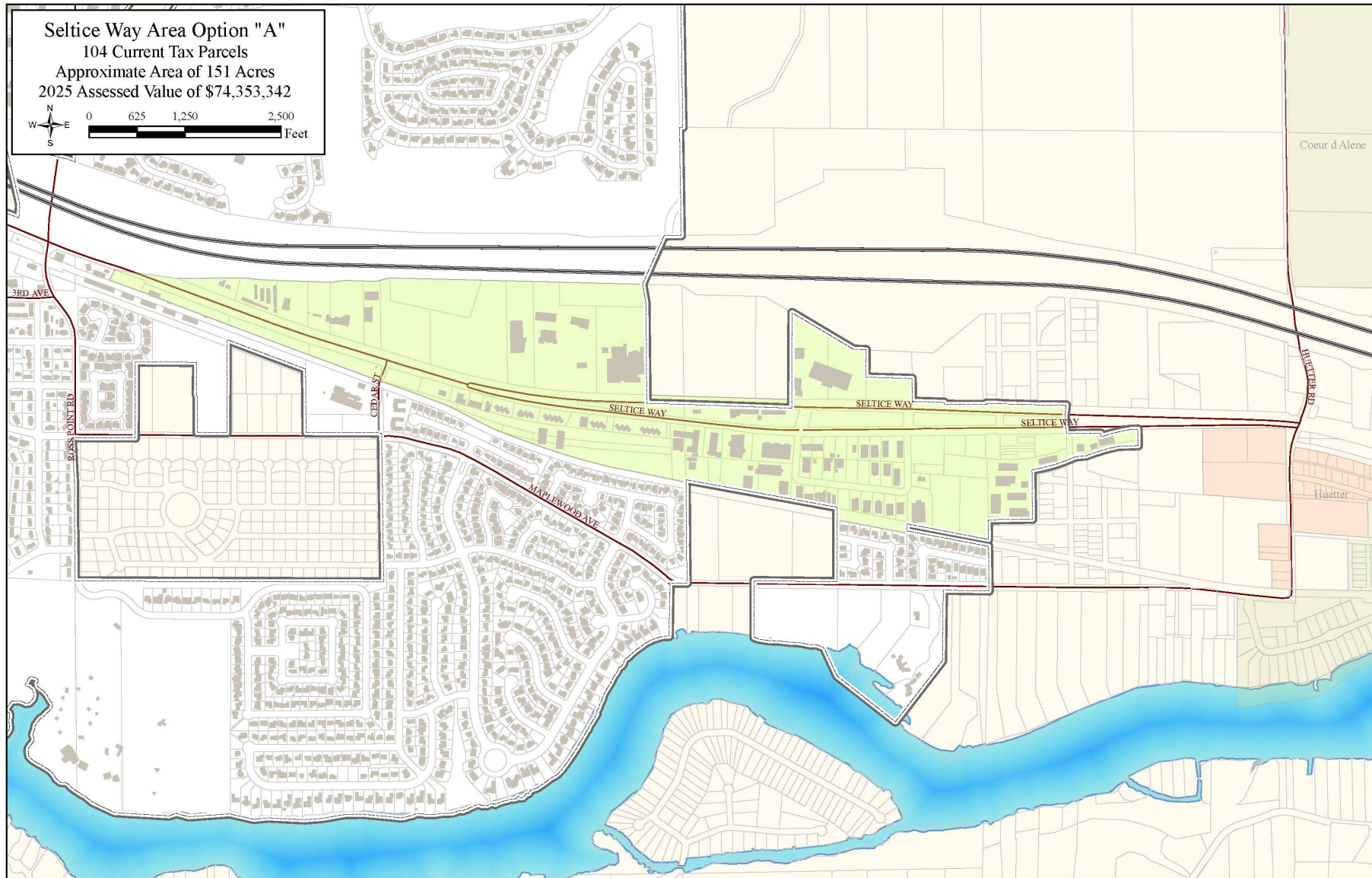
Economic multipliers: U.S. Bureau of Economic Analysis, RIMS II regional input-output model.

New structure data: City of Post Falls GIS Structure Layer, updated through 2025.

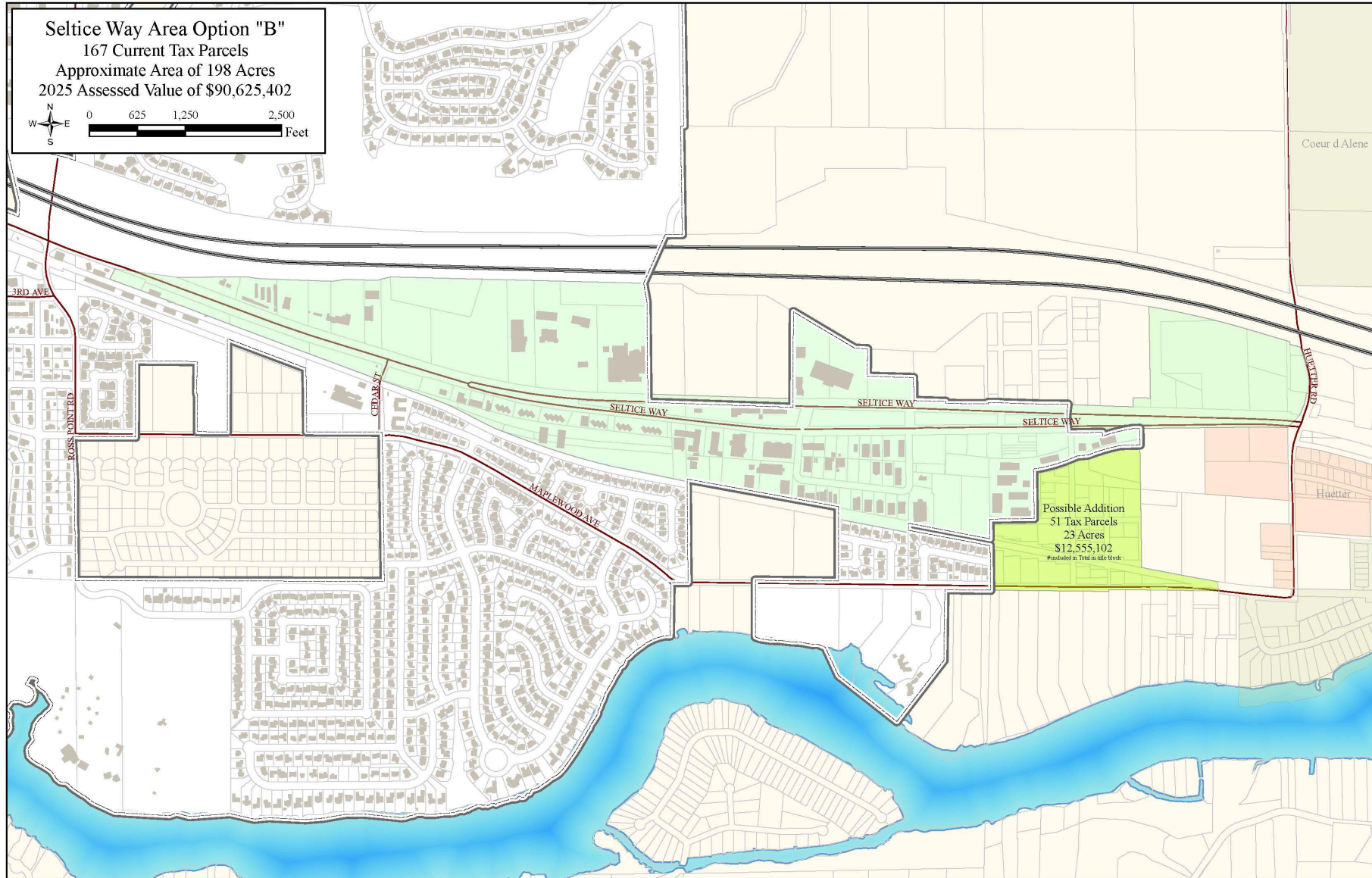
Why East Seltice Way?

- Stimulate new job creation
- Enhance the potential for “spin off” developments within the surrounding community;
- Enhance the potential for underutilized property within the district;
- Create, upgrade and expand public infrastructure and public facilities;
- Enhance and improve transportation routes and collector streets - enhance future development;
- Strengthen the District and stimulate related commercial development;
- Provide commercial and recreational facilities for the residents of Post Falls and visitors.
- Increase the tax base within the District to allow property owners to enjoy lower levy rates in the future; and
- Expand the District’s ability to create increased sales and income taxes.

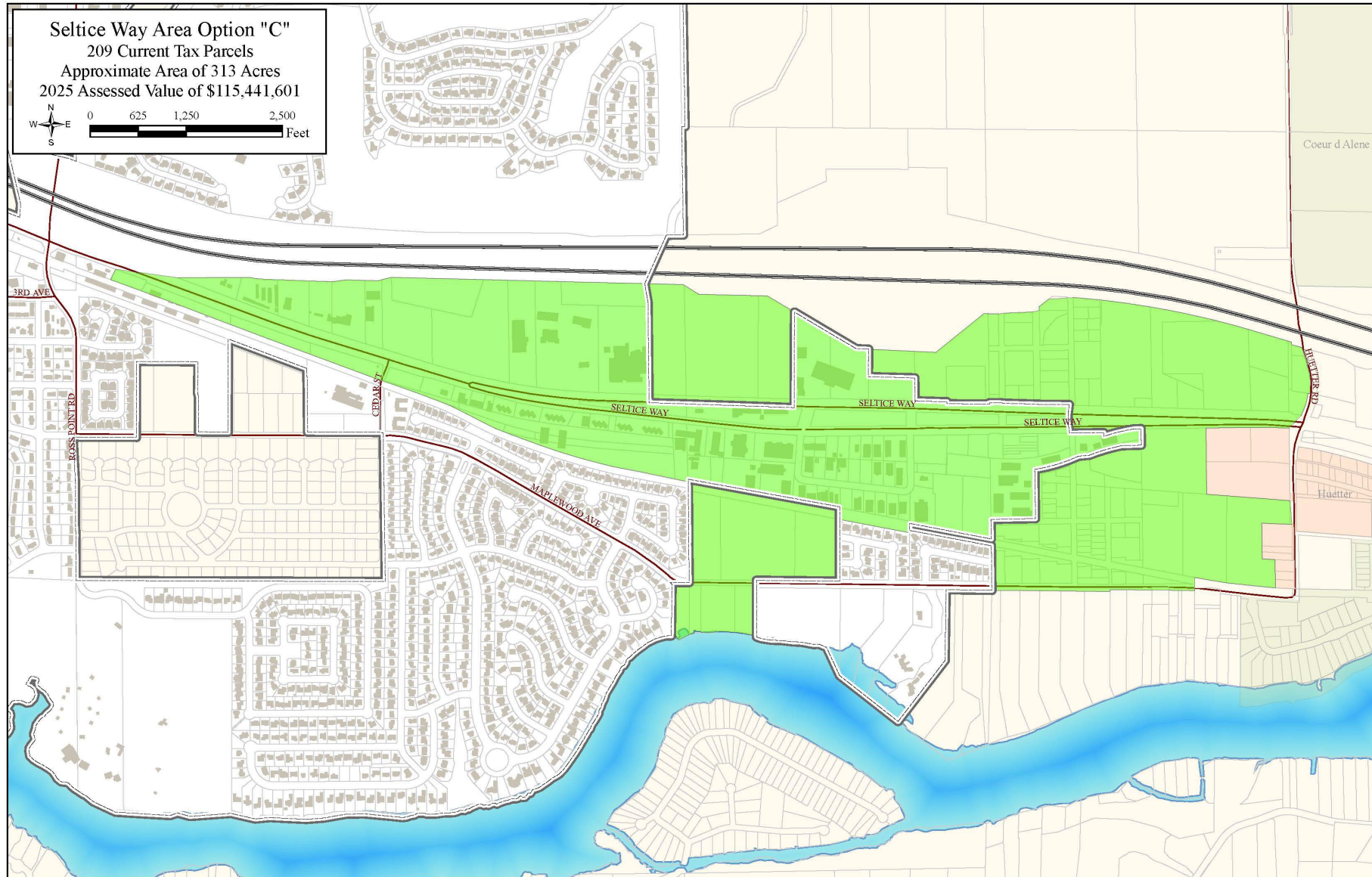
East Seltice Way Example Boundaries



East Seltice Way Example Boundaries



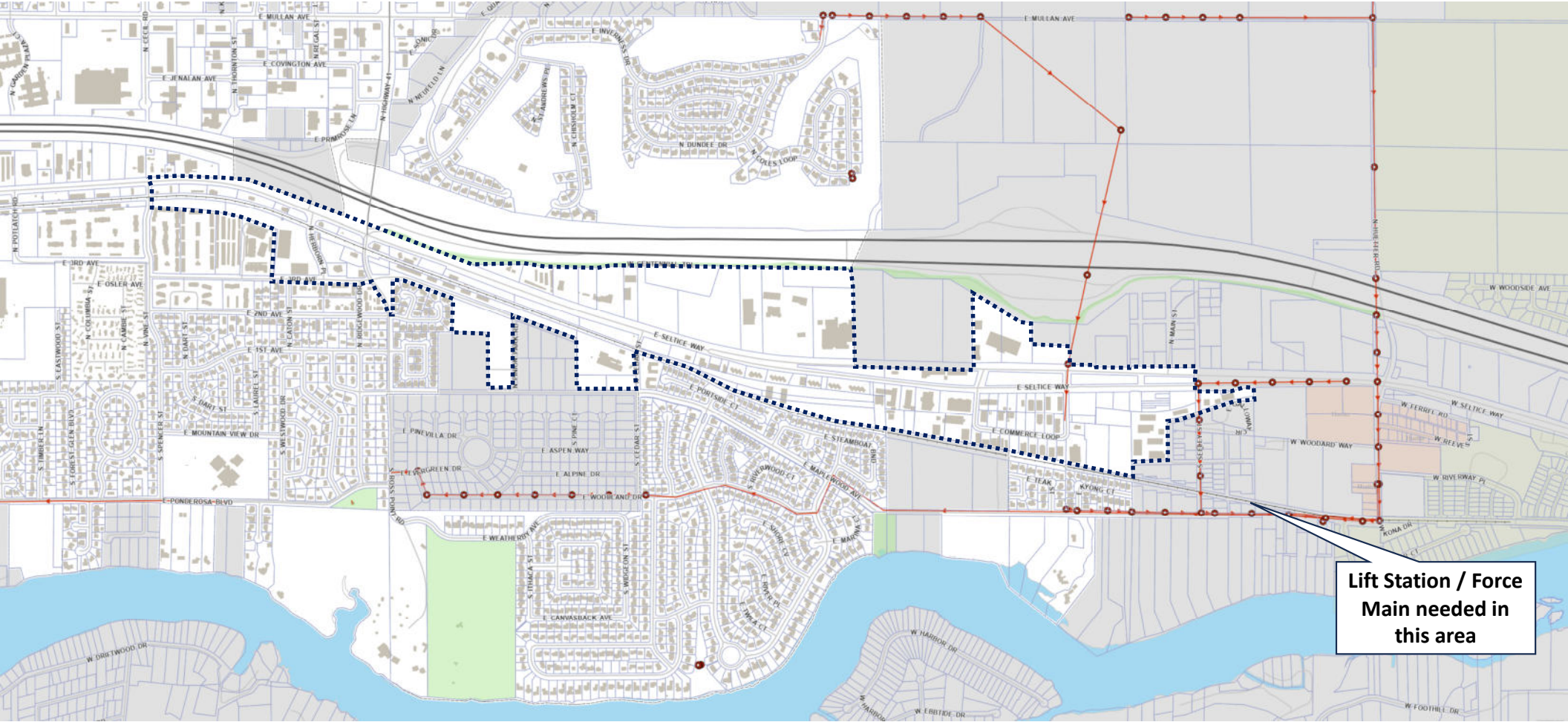
East Seltice Way Example Boundaries



General Order of Next Steps

- ✓ **First Question, *Move Forward?***
- ✓ **Determine Preliminary Boundary**
- ✓ **Outreach to Property Owners**
- ✓ **Confirm Boundary**
- ✓ **Eligibility Study**
- ✓ **Project Costs**
- ✓ **Feasibility Study**
- ✓ **Draft Plan**

Wastewater Collection – New Masterplan Buildout Data



Lift Station / Force Main needed in this area

Tuesday, March 4, 2025
Revised Tuesday March 31, 2026

Steps for new Urban Renewal District

Subject: A potential new urban renewal district on the east side of Post Falls in the vicinity of Seltice Way and Huetter.

Introduction: Lessons from past district formations have taught us that having the longest time frame to accrue tax increment benefits the city by having time to complete critical infrastructure and for district proponents to have time to be reimbursed. We have seen districts remain idle for many different reasons; eating away at the time allocated for the district to reimburse.

The task is not an easy one and needs to be discussed, handled, hashed, rehashed, discarded, revisited, workshopped, cursed and praised like most public policy decisions. The following is a list of steps that may be helpful in understanding one point of view in creating a new district.

Responsible parties for tasks can be identified but are not limited to the following:

1. Post Falls City Council (CC). The city council is responsible for authorizing any annexation process, Formal annexation, approving annexation documents, approving Urban Renewal District Plans, hearing and adoption of the Urban Renewal District.
2. Post Falls Planning & Zoning Commission (P&Z). The commission is responsible for hearing the annexation and district plan and providing a recommendation to the city council.
3. City Staff (CS). The city staff is responsible for determining proposed district boundaries, analysis of potential annexations required, determining public infrastructure needs, identifying infrastructure “above and beyond normal costs of development”, proposing annexation plans, presentation to (P&Z) and (CC), preparation of plans and documents for approval, and coordination of entities (URA,P,PC)
4. Proponent (P). The proponent provides information on their project, enters into agreements with city and URA.
5. Post Falls Urban Renewal Agency (URA). The (URA) is responsible for preparing/reviewing plans in accordance with (CC) wishes, determining reimbursement policies/priorities based on approved plans, preparing and adopting owner participation agreements, processing reimbursement requests from proponents, reviewing documents to conform to Idaho Code provisions for urban renewal.
6. Private Consultant (PC). Private consultants may be used to prepare economic feasibility studies, annexation studies or other information to promote district creation and operation.

Preliminary Steps:

The following is a list of possible steps for your review. Each step will have the responsible entity/entities in parentheses at the end of the step:

1. Preliminary determination of district boundary and infrastructure requirements. (CS),(URA),(PC).
2. Prepare report for city council so that they may consider authorizing moving forward with annexation and district plan. Could involve coordination between staff and URA. (CS),(URA).
3. Present proposal for new district and annexation (where needed) to city council. (CS), Possibly (URA).
4. If moving forward is authorized by the council, it may be prudent to have a workshop between city staff and URA to map out the process, determine responsibilities, and rough out a time frame.

Annexation:

1. Determine a district boundary. (CS)
2. Determine public infrastructure requirements suitable for a new district. Determine a funding strategy that considers all sources (capital funds, bonds, tax increment financing, local improvement districts, grants, fees (impact & user), tax revenue, and state)
3. Complete an inventory of parcels to be annexed, relationship of parcels to the process, and identify any “key” parcels. (CS).
4. Map out the best process for annexation. This could include a discussion of possible incentives to annex into the city (Fee reductions, pay over time, annexation credits, timing of infrastructure, etc.). It’s better to have a plan in place before going to property owners. Also determine critical parcels with regard to infrastructure. This is one of the most critical tasks to complete. We need to gather all the support we can muster. Prepare draft annexation agreements, etc. (CS),possibly (URA) and (PC)
5. Engage property owners. This task is very important and needs to be carefully considered. (CS), (URA), (PC). Might be a good idea to consider a public relations campaign done by a professional in order to get the highest buy in. Might consider a pre-annexation agreement for key property’s. Cost and authorization should be discussed in task three and could involve the city council and urban renewal agency.
6. Prepare a report and presentation to City Council in order to get authorization to proceed with annexation. At some point the Planning & Zoning commission needs to be involved and could be part of task 3. (CS)
7. When key parcel property owners are on board with annexation and the city moves to proceed, begin the formal annexation process and schedule hearing before the P&Z commission. Continue to pursue any addition property that could benefit a future district. (CS)
8. When the P&Z Commission makes a recommendation to the City Council proceed with scheduling an annexation Hearing before the City Council. (CS)
9. If the City Council moves to approve the annexation, it usually authorizes staff to prepare annexation agreements for signature by the parties. It is at this stage, the process of formally creating the district begins. (CS), (URA)
10. Complete annexation and annexation agreements. (CS)

District Creation:

It is possible to have completed some background work prior to this depending on how the annexation process proceeds.

1. Authorize an economic analysis to determine that the district is viable and in accordance with Idaho Code. (PC), (URA)
2. Consider any reimbursement policy revisions, new policies or procedures the may be necessary for the new district. Discuss any amendments to owner participation agreements. (URA),(CS)

3. Complete the district plan in accordance with URA policies, Idaho Code, and any additional information gathered during the process. (CS),(URA), (PC).
4. Plan needs to be approved by the city. (CS), (URA)
5. District is adopted by the city. (CS), (URA)

Authors notes: This is not a definitive list of all the tasks necessary for a new district as there are so many variables to consider. I'm hoping by just beginning this process one of you may find some new direction or task. My best guess on a timeline for this process is two years. **Most of the Work falls on city staff.** I don't see any way around that though some tasks can be done by third party consultants. It is simply doing the job of planning for the future, which by its very nature its complicated and messy.

Code of Ethics

City of Post Falls Urban Renewal Commission

Urban Renewal Commissioners of the City of Post Falls serve the public trust and are governed by the ethical standards set forth in **Idaho Code Title 59, Chapter 7 (Ethics in Government)**, as well as all applicable federal, state, and local laws. Commissioners shall conduct themselves with integrity, transparency, impartiality, and accountability, placing the public interest above all personal or private considerations.

Public Interest and Integrity - Commissioners shall act solely in the best interests of the community as a whole. Decisions shall be made honestly, fairly, and professionally, guided by long-term public benefit rather than personal gain, political influence, or special interests. Commissioners shall perform their duties impartially and avoid favoritism toward any individual, developer, or organization.

Stewardship of Public Resources - Commissioners are stewards of public funds, property, and authority. In accordance with Idaho Code §59-703 and related provisions, Commissioners shall not use their office for private benefit and shall exercise sound judgment, due diligence, and fiscal responsibility in all decisions.

Conflicts of Interest and Personal Gain - Commissioners shall comply with Idaho Code Title 59 disclosure requirements and shall fully disclose any personal, financial, or business interests that may influence—or reasonably appear to influence—their official actions.

When a conflict of interest exists, the Commissioner shall abstain from participation, discussion, and voting on the matter and shall leave the room during deliberations as required by law or Commission policy.

Commissioners shall not use their position to secure financial advantage, special privileges, employment, or business opportunities for themselves or others. The solicitation or acceptance of gifts, fees, commissions, or favors that could compromise objectivity or public confidence is prohibited.

Professional Conduct - Commissioners shall prepare for meetings, participate thoughtfully, and treat fellow Commissioners, staff, applicants, and members of the public with civility and respect. Harassment, intimidation, or threatening behavior is inconsistent with public service.

Commissioners shall protect confidential and non-public information, including matters involving negotiations, contractors, personnel, or legal issues, and shall not use such information for personal or third-party benefit.

Once the Commission has taken official action, Commissioners shall respect and support the decision publicly, even when they have held a differing viewpoint.

Legal Compliance and Accountability - Commissioners shall comply with all applicable laws, including Idaho's Open Meeting Law, Public Records Act, and Ethics in Government statutes, and shall act only within the authority granted by law.

Commissioners have an affirmative duty to report known or suspected violations of this Code of Ethics or applicable law to the appropriate authority. Ethical service requires adherence not only to the letter of the law, but also to its spirit.

Commitment to Ethical Service - By serving on the Urban Renewal Commission, Commissioners affirm their commitment to ethical governance and to maintaining the trust and confidence of the residents of the City of Post Falls.

Acknowledgement of Ethical Responsibilities

I acknowledge that I have received, read, and understand the Code of Ethics for the City of Post Falls Urban Renewal Commission. I agree to comply with its provisions and with all applicable laws, including Idaho Code Title 59 (Ethics in Government), and I understand that ethical conduct is a condition of my service as a Commissioner.

Commissioner Name: _____

Signature: _____

Date: _____

POST FALLS URBAN RENEWAL AGENCY

Project Questionnaire and Evaluation

Applicant:

Name of Project: John Bruning Commons

Name of applicant: St. Vincent de Paul North Idaho (SVDP)

Address: 210 W Seltice Way, Post Falls, ID 83854

Phone Number: 208-676-1095

Ownership Capacity:

- Recorded property owners as of July, 1993 (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: On the south side of W Seltice Way, between N Compton Street and N Catherine Street in Post Falls, ID.

General description of business: It will be a redevelopment of some multifamily buildings and other vacated buildings, 7 in total.

Total number of jobs to be created:	<u>5</u>
Number of jobs created in first year:	<u>5</u>
Number of jobs created in second to fourth year:	<u>6</u>
Number of jobs created in fourth year forward:	<u>7</u>
Estimated average value of wages and benefits for jobs created:	<u>\$ 36,700</u>

General description of improvements: SVDP and The Housing Company (THC) will partner on redeveloping this site. We will demise all the buildings currently on the property and build a 10K SF retail space on the ground floor with 2 stories consisting of 32 residential units above.

Assistance:

Describe the assistance for public improvements being requested: We would like to ask that monies for sidewalk improvements, exterior landscaping, utility hook ups and other improvements allowed by the URD for this project.

Estimated total value (cost) of improvements: \$500,000

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 X

Why? The development is a tax credit, workforce housing project that needs multiple sources of financing. If we are unable to secure funding, it places the project out of reach.

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 X No _____

PROJECT EVALUATION

Ownership:

The primary business operation in the proposed district is Multifamily and retail.

Project Location:

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

Within a defined economically disadvantaged border community area: Yes _____ No X

Not within any already defined area: Yes X No _____

Type of Business:

Skilled manufacturing & research: Yes _____ No X

Professional office: Yes _____ No X

Semi-skilled manufacturing: Yes _____ No X

Recreational: Yes _____ No X

Multi-family housing: Yes X No _____

Retail commercial: Yes X No _____

Other:

Jobs Created:

Percentages of minimum wage by wage bracket: 100% above minimum: \$12.50 - \$17.00

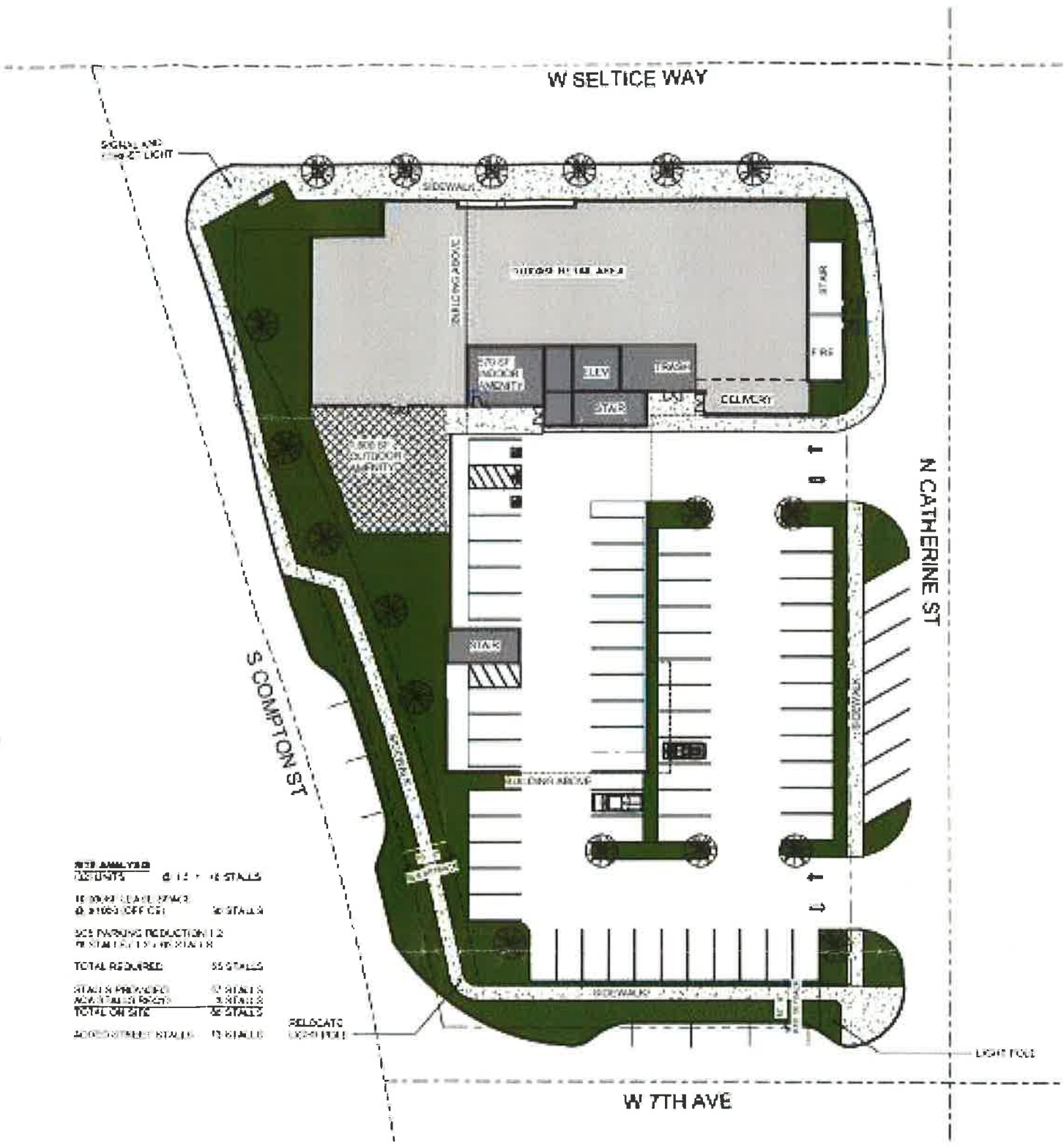
New Buildings and Personal Property Value: _____

Bracketed taxable value per employee: _____

Improvements Requested: Sidewalks, water/sewer, power, landscaping.

Water and/or sewer and/or street infrastructure needed: Yes, connecting water and sewer to our building and units.

Other public infrastructure needed: Power connection and sidewalks.

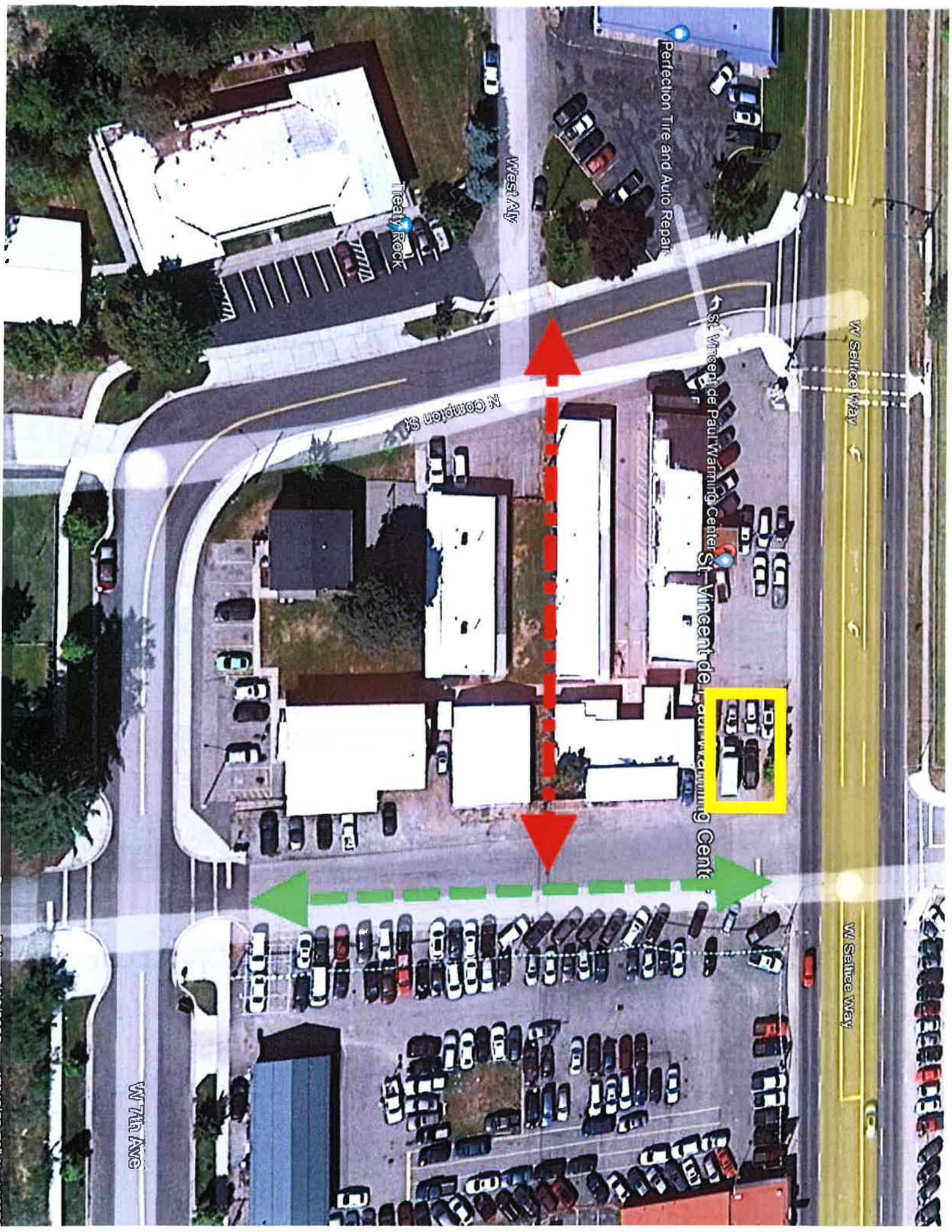


NET ANALYSIS

EXISTING	0 STALLS
TO BE LEAVE SPACE	30 STALLS
SEE PARKING REDUCTION 1 & 2	12 STALLS
TOTAL REQUIRED	55 STALLS
STALLS PROVIDED	52 STALLS
NEW STALLS REQUIRED	3 STALLS
TOTAL ON SITE	52 STALLS
ADDED STREET STALLS	13 STALLS

RELOCATE EXISTING TREE

LIGHT POLE



Perfection Tire and Auto Repair

West Aly

Teal Rock

W Seltice Way

St. Vincent de Paul Warming Center

N Compton St



W Seltice Way

W 7th Ave



John Bruning Commons



Powerline (Avista) - looking eastward to project site (1)



Powerline (Avista) - looking eastward to project site (2)



Looking northward from corner of Compton & 7th



Looking northeasterly from corner of Compton & 7th

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

April 1, 2026

Christi Fleischman, Chairman
Post Falls Urban Renewal Agency
201 E. 4th Avenue
Post Falls, ID 83854

RE: Prairie Medical Center – Request for Reimbursement for Public Streetscape Lighting & Electrical Infrastructure

Dear Chairman Fleischman and Commission Members

As discussed in our telephone calls and email exchanges with Joe Johns the Prairie Medical Campus (PMC) includes the installation of permanent pedestrian-scale streetscape lighting and supporting electrical infrastructure within the public right-of-way along Zorros Street, Prosper Avenue, and the PMC frontage corridors.

These improvements consist of:

- Underground conduit and distribution infrastructure
- Electrical service connections, transformers, and metering
- Permanent lighting pedestals and connection nodes
- Infrastructure designed to support pedestrian lighting, seasonal enhancements, and community event activation

As reflected in the site plan, these improvements are fully integrated within the public right-of-way and frontage improvements and are coordinated with broader utility and streetscape infrastructure. These proposed improvements are in addition to the typical electrical infrastructure commonly required in the public right-of-way.

Purpose and Public Benefit

The proposed improvements are designed to advance key Urban Renewal District objectives by enhancing the functionality, safety, and economic vitality of the public realm. Specifically, the project:



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GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

- Improves Pedestrian Safety and Visibility
Provides consistent, pedestrian-scale lighting along public corridors to enhance walkability and nighttime safety.
- Supports Economic Development and Activation
Establishes infrastructure that enables year-round corridor activation, including seasonal lighting and community-oriented programming that increases visitation and adjacent property utilization.
- Creates a Cohesive Streetscape Environment
Enhances the visual character and identity of the corridor, supporting adjacent medical, commercial, and future mixed-use development.
- Leverages Private Investment for Public Benefit
Aligns with significant private capital investment in the PMC, extending infrastructure improvements into the public realm that would not otherwise occur at this level of quality or completeness.

Infrastructure Characteristics (URD Eligibility Alignment)

These improvements are structured to meet typical URD reimbursement policies as permanent public infrastructure, not seasonal or decorative installations:

- Permanent Installation:
All conduit, wiring, pedestals, and electrical components are fixed infrastructure with long-term useful life.
- Public Right-of-Way Location:
Improvements are located within publicly dedicated right-of-way and function as part of the City's streetscape system.
- Multi-Use Functionality:
Infrastructure supports not only baseline pedestrian lighting but also seasonal and event-based enhancements, maximizing public utility across multiple use cases.
- Utility-Integrated Design:
Installed in coordination with power distribution, telecom, and frontage improvements to ensure long-term serviceability and scalability.

Economic Development Impact

The Prairie Medical Campus represents a significant regional investment that will drive:

- Increased employment and healthcare access
- Daily visitation and traffic to the corridor
- Supporting commercial and service-based growth
- The streetscape lighting infrastructure directly supports these outcomes by:
- Extending activity hours into evening periods



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GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

- Enhancing the attractiveness of the corridor for patients, visitors, and future tenants
- Creating a high-quality public environment consistent with long-term district development goals

Public Streetscape Lighting & Electrical Infrastructure Costs

The proposed Public Streetscape Lighting & Electrical Infrastructure costs are summarized in the table below and detailed in Appendix A including the illustrative Site Plan with notes and estimated costs and updated Engineers Opinion of Probable Costs (see highlighted item costs 11-15) which increase the prior estimated costs from \$6,394,348 to \$6,952,444 (an increase of \$498,300 as outlined below)

Public Infrastructure	Estimated Total Cost
Zorros West	\$98,200
Zorros East	\$156,800
Hwy 41 Frontage	\$51,800
Prosper North	\$146,600
Prosper South	\$44,900
Total	\$498,300

Conclusion

The proposed Public Streetscape Lighting & Electrical Infrastructure constitutes a qualifying public improvement that:

- Is permanent and located within the public right-of-way
- Provides measurable public safety and economic benefits
- Supports long-term corridor activation and development

Accordingly, this infrastructure is appropriately positioned for Urban Renewal District participation and reimbursement as a component of the Prairie Medical Campus public infrastructure improvements. As such we are respectfully requesting approval for the additional public streetscape lighting & electrical infrastructure.



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

Sincerely,

Brad Marshall

Brad Marshall, Senior Planner
Land Development Group Lead
J-U-B ENGINEERS, Inc.

CC: Kootenai Health – Jame Smith, CEO
Parkwood Business Properties – Chris Meyer, Partner
Lakeside Companies, Melisa Wells, CAO

Appendices A

Lighting and Electrical Infrastructure Concept Plan

ADDITIONAL PUBLIC LIGHTING AND ELECTRICAL INFRASTRUCTURE

ZORROS WEST - \$98,200
ZORROS EAST - \$156,800
HWY 41 FRONTAGE - \$51,800
PROSPER NORTH - \$146,600
PROSPER SOUTH - \$44,900

TOTAL - \$498,300



Project:
PRAIRIE MEDICAL CAMPUS
 POST FALLS, ID, 83854

Owner:
 KOOTENAI HEALTH & MULTICARE HEALTH SYSTEM

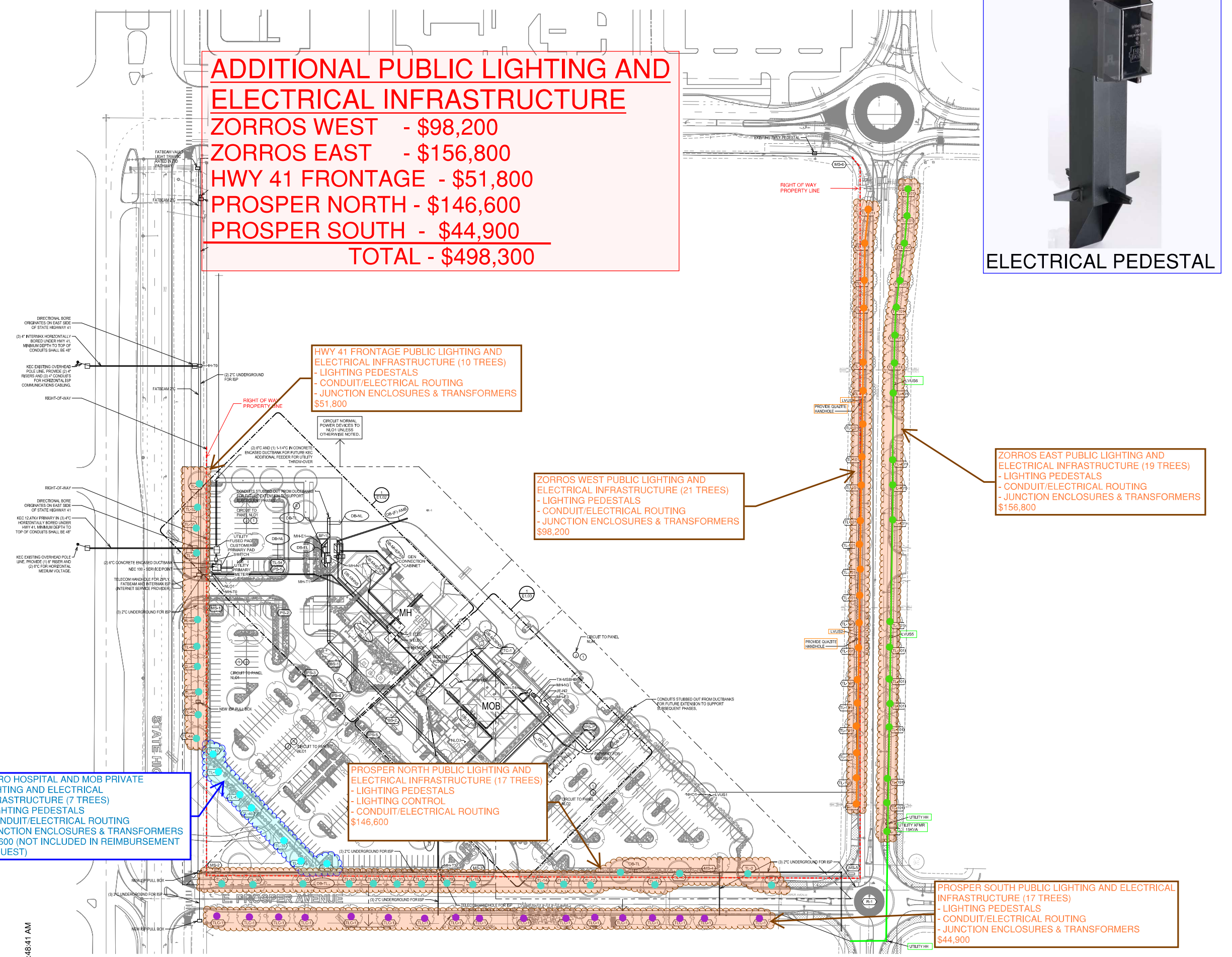
Consultant:
MW Engineers
601 W. First Ave., Ste. 1000
 Spokane, WA 99201, USA
 509.838.9000
 mwengineers.com

Issue:
 Date: 12/15/2021 Description: 00 VALUES ONE SET
 1:27,2026 SITE POINT SET

Project No: R0UT01.25.028
 Issue Date: 01.27.2026
 Seal:

Sheet:
SITE PLAN - PHASE 1 OVERALL - POWER

E1.01



HWY 41 FRONTAGE PUBLIC LIGHTING AND ELECTRICAL INFRASTRUCTURE (10 TREES)
 - LIGHTING PEDESTALS
 - CONDUIT/ELECTRICAL ROUTING
 - JUNCTION ENCLOSURES & TRANSFORMERS
\$51,800

ZORROS WEST PUBLIC LIGHTING AND ELECTRICAL INFRASTRUCTURE (21 TREES)
 - LIGHTING PEDESTALS
 - CONDUIT/ELECTRICAL ROUTING
 - JUNCTION ENCLOSURES & TRANSFORMERS
\$98,200

ZORROS EAST PUBLIC LIGHTING AND ELECTRICAL INFRASTRUCTURE (19 TREES)
 - LIGHTING PEDESTALS
 - CONDUIT/ELECTRICAL ROUTING
 - JUNCTION ENCLOSURES & TRANSFORMERS
\$156,800

PROSPER NORTH PUBLIC LIGHTING AND ELECTRICAL INFRASTRUCTURE (17 TREES)
 - LIGHTING PEDESTALS
 - LIGHTING CONTROL
 - CONDUIT/ELECTRICAL ROUTING
\$146,600

PROSPER SOUTH PUBLIC LIGHTING AND ELECTRICAL INFRASTRUCTURE (17 TREES)
 - LIGHTING PEDESTALS
 - CONDUIT/ELECTRICAL ROUTING
 - JUNCTION ENCLOSURES & TRANSFORMERS
\$44,900

MICRO HOSPITAL AND MOB PRIVATE LIGHTING AND ELECTRICAL INFRASTRUCTURE (7 TREES)
 - LIGHTING PEDESTALS
 - CONDUIT/ELECTRICAL ROUTING
 - JUNCTION ENCLOSURES & TRANSFORMERS
\$46,600 (NOT INCLUDED IN REIMBURSEMENT REQUEST)

3/3/2026 9:48:41 AM

SITE PLAN - PHASE 1 - POWER
 1" = 50'-0"

Appendices B

Lighting and Electrical Infrastructure Updated Costs



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Prairie Medical Campus - URA Technology District 4/1/2026

PROJECT DESCRIPTION: Infrastructure Cost Estimate

CLIENT: Kootenai Health, Parkwood Properties, and Architerra

J-U-B PROJ. NO.: 09-25-040

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES	
		ITEM COST	TOTAL COST
PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE			\$1,124,919
1	ROADWAY	\$214,000	
2	WATER	\$613,752	
3	SEWER	\$176,640	
4	SOFT COSTS (12% OF CONSTRUCTION COST)	\$120,527	
ZORROS - PUBLIC IMPROVEMENTS			\$1,203,092
5	ROADWAY	\$873,169	
6	WATER	\$201,020	
8	SOFT COSTS (12% OF CONSTRUCTION COST)	\$128,903	
PROSPER - PUBLIC IMPROVEMENTS			\$3,025,389
9	ROADWAY	\$2,236,840	
10	WATER	\$326,800	
11	SEWER	\$137,600	
12	SOFT COSTS (12% OF CONSTRUCTION COST)	\$324,149	
FENNECUS - PUBLIC IMPROVEMENTS			\$1,599,044
13	ROADWAY	\$818,600	
14	WATER	\$113,218	
15	SEWER	\$495,900	
16	SOFT COSTS (12% OF CONSTRUCTION COST)	\$171,326	

TOTAL ESTIMATED CONSTRUCTION COSTS \$6,207,539

TOTAL ESTIMATED SOFT COSTS \$744,905

TOTAL ESTIMATED COSTS \$6,952,444

KRF

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Prairie Medical Campus - URA Technology District	4/1/2026
PROJECT DESCRIPTION:	Infrastructure Cost Estimate	
CLIENT:	Kootenai Health, Parkwood Properties, and Architerra	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 09-25-040	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE IMPROVEMENTS					\$214,000
ROADWAY IMPROVEMENTS					
1	Prairie Ave Road Entrance (includes 150' of additional lane, curbing, striping, pedestrian walkways, etc.)	2	EA	\$86,000	\$172,000
2	Hwy 41 Right-In-Right-Out	1	EA	\$42,000	\$42,000
DOMESTIC WATER					\$613,752
5	12" PVC Water Main	2,847	LF	\$96	\$273,312
6	12" Gate Valve	16	EA	\$1,600	\$25,600
7	12" Bends/Fittings	21	EA	\$1,100	\$23,100
8	4" water meter and vault	6	EA	\$27,000	\$162,000
9	6" water meter and vault	1	EA	\$42,000	\$42,000
10	Fire Hydrant Assembly	11	EA	\$4,500	\$49,500
11	4" Fire Sprinkler Piping	330	LF	\$68	\$22,440
12	2" water Meter	4	EA	\$2,300	\$9,200
13	2" water service pipe (up to meter)	120	LF	\$55	\$6,600
SANITARY SEWER					\$176,640
14	48" Sanitary Sewer Manhole	9	EA	\$4,200	\$37,800
15	8" PVC Sanitary Sewer Main Pipe	2,136	LF	\$65	\$138,840
PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE IMPROVEMENTS TOTAL ESTIMATED COSTS					\$1,004,392

ZORROS IMPROVEMENTS					\$873,169
ROADWAY					
1	Asphalt Roadway 3" AC over 4" Base	5,807	SY	\$26	\$150,973
2	Concrete Sidewalk with 4" thickness and 2" CSTC	17,264	SF	\$8	\$138,114
3	Concrete ADA Ramps with Truncated Domes	4	EA	\$3,500	\$14,000
4	Concrete Commercial Approach	4	EA	\$8,500	\$34,000
5	Concrete Curb and Gutter	2,326	LF	\$30	\$69,782
6	Drainage Curb Cut	20	EA	\$180	\$3,600
7	ROW Striping	4,880	LF	\$2	\$9,760
8	Roadway Symbols (turn arrows, biker + arrow)	4	EA	\$300	\$1,200
9	Roadway Signage	8	EA	\$1,600	\$12,800
11	Cobra Head Style Street Light in ROW	15	EA	\$8,500	\$127,500
12	Dry utility trenching and Service connection fees	1,140	LF	\$6	\$6,840
13	Electrical Transformer	2	EA	\$11,000	\$22,000
14	Zorros west PUBLIC lighting and elec infrastructure (21 trees)	1	LS	\$4,676	\$98,200
15	Zorros east PUBLIC lighting and elec infrastructure (19 trees)	1	LS	\$8,253	\$156,800
16	Trees in Public ROW	46	EA	\$600	\$27,600

WATER **\$201,020**

CLIENT: Kootenai Health, Parkwood Properties, and Architerra					
CLIENT PROJ. NO.			J-U-B PROJ. NO.: 09-25-040		
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
15	12" PVC Water Main	1,270	LF	\$96	\$121,920
16	12" Gate Valve	16	EA	\$1,600	\$25,600
17	12" Bends/Fittings	21	EA	\$1,100	\$23,100
18	Fire Hydrant Assembly	5	EA	\$4,500	\$22,500
19	2" water Meter	2	EA	\$2,300	\$4,600
20	2" water service pipe (up to meter)	60	LF	\$55	\$3,300
ZORROS IMPROVEMENTS TOTAL ESTIMATED COSTS					\$1,074,189
PROSPER IMPROVEMENTS					
ROADWAY					\$2,236,840
1	Intersection improvements at Prosper and Zorros from 2 way controlled stop, to a single lane roundabout. Includes all curb islands, roadway re-alignments, pedestrian walkway adjustments, art, landscaping, signage, striping, and other roundabout infrastructure	1	LS	\$700,000	\$700,000
2	Asphalt Roadway 3" AC over 4" Base	11,752	SY	\$26	\$305,549
3	Concrete Sidewalk with 4" thickness and 2" CSTC	37,948	SF	\$8	\$303,584
4	Concrete ADA Ramps with Truncated Domes	32	EA	\$3,500	\$112,000
5	Concrete Driveways	9	EA	\$8,500	\$76,500
6	Concrete Curb and Gutter	4,734	LF	\$30	\$142,027
7	Drainage Curb Cut	38	EA	\$180	\$6,840
8	ROW Striping	9,480	LF	\$2	\$18,960
9	Roadway Symbols (turn arrows, biker + arrow)	10	EA	\$300	\$3,000
10	Roadway Signage	12	EA	\$1,600	\$19,200
11	Cobra Head Style Street Light in ROW	30	EA	\$7,000	\$210,000
12	Dry utility trenching and Service connection fees	2,380	EA	\$6	\$14,280
13	Electrical Transformer	4	EA	\$11,000	\$44,000
14	Micro Hospital PUBLIC lighting and elec infrastructure (10 trees)	1	LS	\$5,178	\$51,800
15	MOB PUBLIC lighting and elec infrastructure (17 trees)	1	LS	\$8,625	\$146,600
15	Prosper PUBLIC lighting and elec infrastructure (17 trees)	1	LS	\$8,625	\$44,900
18	Trees in Public ROW	94	EA	\$400	\$37,600
WATER					\$326,800
15	12" PVC Water Main	2,750	LF	\$96	\$264,000
16	12" Gate Valve	14	EA	\$1,600	\$22,400
17	12" Bends/Fittings	6	EA	\$1,100	\$6,600
18	Fire Hydrant Assembly	4	EA	\$4,500	\$18,000
19	2" water Meter	4	EA	\$2,300	\$9,200
20	2" water service pipe (up to meter)	120	LF	\$55	\$6,600
SANITARY SEWER					\$137,600
21	48" Sanitary Sewer Manhole	6	EA	\$4,300	\$25,800
22	8" PVC Sanitary Sewer Main Pipe	1,720	LF	\$65	\$111,800
KILLDEER IMPROVEMENTS TOTAL ESTIMATED COSTS					\$2,701,240
FENNECUS LANE IMPROVEMENTS					
ROADWAY					\$818,600
1	Asphalt Roadway 3" AC over 6" Base	10,370	SY	\$30	\$311,100
2	Concrete Sidewalk with 4" thickness and 2" CSTC	14,880	SF	\$6	\$89,280
3	Concrete ADA Ramps with Truncated Domes	8	EA	\$3,500	\$28,000
4	Concrete Driveways	2	EA	\$8,500	\$17,000
5	Concrete Curb and Gutter	3,680	LF	\$30	\$110,400
6	ROW Striping	7,320	LF	\$2	\$14,640
7	Roadway Symbols (turn arrows, biker + arrow)	8	EA	\$300	\$2,400

CLIENT:		Kootenai Health, Parkwood Properties, and Architerra			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 09-25-040			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
8	Roadway Signage	10	EA	\$1,600	\$16,000
9	Cobra Head Style Street Light in ROW	24	EA	\$7,000	\$168,000
11	Dry utility trenching and Service connection fees	1,830	LF	\$6	\$10,980
12	Electrical Transformer	2	EA	\$11,000	\$22,000
13	Trees in Public ROW	72	EA	\$400	\$28,800
WATER					\$113,218
14	12" PVC Water Main	1,443	LF	\$42	\$60,618
15	12" Gate Valve	10	EA	\$2,400	\$24,000
16	12" Bends/Fittings	6	EA	\$450	\$2,700
17	Fire Hydrant Assembly	4	EA	\$4,500	\$18,000
18	2" water Meter	2	EA	\$2,300	\$4,600
19	2" water service pipe (up to meter)	60	LF	\$55	\$3,300
SANITARY SEWER					\$495,900
20	48" Sanitary Sewer Manhole - Deep	9	EA	\$6,300	\$56,700
21	15" PVC Sanitary Sewer Main Pipe (Over 20' Deep)	1,830	LF	\$240	\$439,200
FENNECUS IMPROVEMENTS TOTAL ESTIMATED COSTS					\$1,427,718
TOTAL ESTIMATED CONSTRUCTION COSTS					\$6,207,539
KRF		J-U-B ENGINEERS, INC.			
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					

YELLOW INDICATED PREVIOUSLY INDICATED ELECTRICAL INFRASTRUCTURE COSTS FOR ZORROS AND PROPSEK

ORANGE INDICATES ADDITIONAL LIGHTING AND ELECTRICAL INFRASTRUCTURE COSTS FOR ZORROS AND PROPSEK