



Post Falls Urban Renewal Agency
April 16, 2026 Meeting
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance
2. Ceremonies, Appointments and Announcements
3. Conflict Disclosure
4. Consent Calendar **ACTION ITEMS**
 - a. District Review Committee Meeting Minutes, March 19, 2026
 - b. Commission Meeting Minutes, March 19, 2026
 - c. Finance & Policy Committee Meeting Minutes, March 19, 2026
 - d. Commission Workshop Minutes, April 7, 2026
 - e. Payables
 - f. Bank Activity Report
 - g. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Fleischman
 - c. Communications, Property & Personnel - Clemensen
6. 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.
7. Unfinished Business
 - a. Urban Renewal Commission - Code of Ethics **ACTION**
8. New Business
9. Staff Report and Updates
10. Commissioner Comments
11. Chairman Comments
12. 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
April 16, 2026

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

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, Dominic Parmantier, Eric Clemensen, Len Crosby and Collin Coles. Commissioner Pat Leffel was absent. Counselor Pete Bredeson was also present. Fleischman led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the District Review Committee Minutes, March 19, 2026.

Item B is the Commission Meeting Minutes, March 19, 2026.

Item C is the Finance & Policy Committee Minutes, March 19, 2026.

Item D is the Commission Workshop Minutes, April 7, 2026.

Item E is the payables for this month totaling \$8,452.22.

Item F is the Bank Activity Report which shows total funds in all accounts of \$5,306,644.24 and accrued interest for the month of \$12,446.83.

Item G is the financial reports as of March 31st.

Approval of the consent calendar will authorize a transfer of \$8,452.22 to the First Interstate Checking Account for the monthly payables and \$12,446.83 accrued interest to the General Fund.

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Crosby. Roll Call Vote: Clemensen – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby: Met in March to review the Engineering Services budget, reviewed the latest draft of the Center Point and East Post Falls economic impact study, discussed considerations on the potential closure of Pleasant View URD and the potential for upcoming fiscal year audit services.

District Review – Fleischman: Met in March. Received status updates on several district reimbursement submittals in process, a potential OPA addendum, a request for additional electrical infrastructure

related to the Prairie Medical Campus project, the renewed St. Vincent de Paul project, and the proposed urban renewal district along East Seltice.

Communication, Property and Personnel – Clemensen: In the process of scheduling a meeting in May to discuss items for the next fiscal year budget.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Urban Renewal Commission – Code of Ethics. The Code of Ethics document was presented at the April 7th Commission Workshop at the recommendation of the Finance & Policy Committee. Johns stated the document now includes Counselor Bredeson's revisions, together with revisions that address concerns expressed at the workshop. Chair Fleischman asked if there was any discussion on the edits made in response to the previous commission workshop discussion. No additional discussion occurred.

Clemensen made a motion to approve the Code of Ethics document as presented, seconded by Parmantier. Roll Call Vote: Coles – Aye; Rodriguez – Aye; Fleischman – Aye; Crosby – Aye; Parmantier – Aye; Clemensen – Aye. Motion carried.

Upon approval Johns provided each Commissioner in attendance with a printed copy of the document for signing. The signed documents were returned to Johns for filing in the Agency's records.

NEW BUSINESS

None

STAFF REPORT

On April 13th City staff held a meeting on the subject of forming a new urban renewal district along East Seltice Way. The Urban Renewal Agency was represented by Commissioner Fleischman, Commissioner Coles, and Director Johns. A variety of property owners and representatives participated in the discussion. Community Development Director Bob Seale provided a presentation on the potential district, the same presentation given at the Joint City Council / Urban Renewal Commission Workshop on November 18th, 2025. The City is working toward sending out a letter to property owners informing them of the potential district and encouraging them to consider annexation if they are not already in the city. One representative of multiple property owners along Seltice said that most would be supportive of creating a district. The City will engage property owners with a consent to annexation document. The city is also considering the possibility of waiving annexation application fees. Once annexation activity is clearer the district boundary can be determined and an economic feasibility study initiated. Discussion also took into consideration the potential for allowing several property owners to move forward with development by connecting to existing city infrastructure. This activity could generate initial increment revenue to serve toward acquiring bond financing for the construction of more costly infrastructure, which would support additional development of the commercial/industrial property throughout the area.

COMMISSIONER COMMENTS

Clemensen asked Johns if there were any negative responses from those in attendance at the April 13th meeting on the subject of forming an East Seltice district. Johns answered there was not. Commissioner Crosby commented that the meeting was very positive and a number of land owners made suggestions

on who to contact and things they could do to assist the city with locating a lift station in the area. Crosby complimented city staff, particularly Bob Seale, on the presentation provided and the various options for consideration. The participants themselves suggested that certain pieces of property have potential to be developed within confines of the existing sewer system. That would create tax increment to support the expansion of that system. It was a very positive meeting. Chair Fleischman agreed. Commission Coles asked Seale if residents of Pine Villa were present at the meeting. Seale stated that one land owner has already initiated meeting with other property owners to discuss joining in support of the district. Coles asked if annexation fees would also be waived. Seale responded they would not be waived since annexation fees are paid at the time of development. Coles encouraged future reconsideration of the subject. Seale responded the city is doing the same as was done with the Pleasant View district. Waiving annexation fees would have to be addressed by City Council. Seales believes the preparation for the district can be wrapped up within a year.

CHAIRMAN COMMENT

Fleischman expressed thanks to all members of the Commission for their volunteer service to the community and for working together toward a better city.

ADJOURNMENT

Fleischman adjourned the meeting at 9:16 a.m.

Respectfully submitted,



Joseph Johns, Executive Director



Christi Fleischman, Chairman