



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

District Review Committee

March 19, 2026

CALL TO ORDER, ROLL CALL

Chairperson Christi Fleischman called the meeting to order at 7:58 a.m. Present, in addition to Fleischman were Commissioners Pat Leffel and Dominic Parmantier.

CONFLICT DISCLOSURE

None

CITIZEN COMMENTS

None

Beyond Green Reimbursement Submittal Status. Johns provided an overview of the reimbursement submittal process initiated by BGI in June 2025, revised in October and supplemented in December. Project cost documentation for construction completed in Zone C (Shopping Center) of the URD has been forwarded to Welch-Comer, the agency's consulting engineers. Welch-Comer has provided the agency with a task order to authorize their review of the project costs in accordance with the Owner Participation Agreement. The task order will be an item of business at the commission meeting.

A&A OPA Addendum & Reimbursement Submittal #2 Status. Johns reported that A&A's second request for reimbursement was still undergoing review by the agency's consulting engineers. A few last items of information requested from the participants engineering representatives are needed before a recommendation for reimbursement can be completed. There is also a need to amend the existing OPA to include public improvement costs within the second reimbursement submittal. A&A's engineers are still working to provide the requested information/documentation. Neither the OPA amendment or reimbursement can move forward without the requested information.

Prairie Medical Campus – Electrical infrastructure request. The agency received a request from J.U.B. Engineers to consider the potential for reimbursement of additional electrical infrastructure adjacent to Prosper Avenue and Zorros Road. The proposed costs would provide for additional pedestrian lighting and the potential for holiday/seasonal light installations. Committee discussion concluded that it would be beneficial to request additional details from J.U.B. about the installation locations and to have the proposal considered by the full commission at the April 7th workshop.

St. Vincent DePaul – Proposed Project, Bruning Commons. The agency received a request for urban renewal funding support for the mixed-use project located at 210 W. Seltice Way. The project was initially considered in early 2023 but was suspended later that year. Project costs related to the Downtown District Plan include public streets, frontage improvements, and remediation. The anticipated project costs associated with these items has been proposed as \$650K, up from the 2023 proposal of \$500K. The committee recommended the project be presented to the full commission at the April 7th workshop.

New District – East Seltice Update. Johns reported that, according to City staff, future infrastructure needs in the area are prompting consideration of extending the district boundary beyond prior proposals. This topic is scheduled for discussion at the April 7 workshop, and Bob Seale plans to attend.

Meeting adjourned at 8:53 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Christi Fleischman, Chair

POST FALLS URBAN RENEWAL MINUTES

March 19, 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, Pat Leffel, and Collin Coles. 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 Commission Meeting Minutes, February 19, 2026.

Item B is the payables for this month totaling \$7,716.20.

Item C is the Bank Activity Report which shows total funds in all accounts of \$5,285,216.70 and accrued interest for the month of \$12,193.05.

Item D is the financial reports as of February 28th.

Approval of the consent calendar will authorize a transfer of \$7,716.20 to the First Interstate Checking Account for the monthly payables and \$12,193.05 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; Leffel – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby: Commissioner Rodriguez reviewed the current financials, just approved. Director Johns prepared an extensive forecast in preparation for the City Council's workshop topic of constructing of the parking plan in the Downtown District.

District Review – Fleischman: The committee met immediately prior to the Commission Meeting. Several district project updates were provided and there was discussion on several items that will be brought to the full Commission at the upcoming Commission Workshop.

Communication, Property and Personnel – Clemensen: Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Task Order 26-01, Welch-Comer (PF Tech URD, Zone C). The document provided by Welch-Comer, the agency's consulting engineers, is for their review of Beyond Green Incorporated's request for reimbursement of costs for public infrastructure improvements constructed in Zone C of the Post Falls Technology District. Director Johns asked for authorization to sign the Task Order directing Welch-Comer to proceed according to the specified terms.

Commissioner Clemensen asked if there was anything out of the ordinary with the Task Order. Johns responded the only difference is that the compensation method is "hourly, not to exceed" instead of "lump sum" based upon discussions between Johns and the consulting engineers about the scale of the review. Crosby added that Welch/Comer has proposed utilizing this method several times in the past depending on the project. Coles suggested it may be worthwhile to refine and clarify the agency's submittal process to help participants when they provide project cost documentation. Johns stated that example documentation is provided to participants that clearly identifies specific information and documentation that is required as part of a submittal, but that every participant and project is unique. Crosby noted that Agency Policy #16 provides for the direct billing or use of tax increment when district service costs exceed the amount allocated to each district as part of the annual operating budget process. Fleischman asked if this is the first Task Order associated with the district. Johns responded that it is.

Crosby made a motion to approve Task Order 26-01, seconded by Coles. Roll Call Vote: Coles – Aye; Rodriguez – Aye; Parmantier – Aye; Clemensen – Aye; Fleischman – Aye; Leffel – Aye; Crosby – Aye. Motion carried.

STAFF REPORT

A Public Records Request from Roberts|Freebourn, PLLC, for information related to the Post Falls Technology URD has been received by the Agency. Counselor Bredeson has been informed and the requested records have been compiled.

The Urban Renewal Agency's 2025 Annual Report was presented to the City Council on Tuesday, March 17th. Councilor Lucca asked for clarification on the Commission's Resolutions denying requests from KCF&R and the KC Ambulance District to withdraw from active URDs. Councilor Steigleder expressed her appreciation for the Urban Renewal Commission's work.

Post Falls City staff held a pre-City Council Meeting Workshop Tuesday evening. They proposed a Downtown L.I.D. for the purpose of constructing a scaled down version of parking and frontage improvements sooner than later. Mayor Westlund would like to facilitate the improvements to accelerate redevelopment in the downtown area. The proposed improvements would provide 588 angled and parallel parking stalls together with a connected sidewalk network for pedestrians. Estimated project costs would result in a direct expense to property owners ranging from \$7K to 13K per ownership, based on right-of-way frontage amounts. In general, the City Council voiced opposition to the L.I.D. proposal as presented. Consideration may be given toward seeking a voter approved bond issue to provide the necessary funding. Urban renewal-based funding may be an option after current and anticipated future district obligations have been met.

This year's legislative session includes several bills related to urban renewal. HB670 is in process and proposes to amend Section 50-2906, Idaho Code. Its intent is to clarify when an agency can, or cannot, deny a fire protection district's request to withdraw from an URD, as allowed by last year's passage of HB436. There are 3 bills indirectly related to Urban Renewal. HB551, signed by the Governor on March 11th, revised Section 63-301A, Idaho Code on Revenue & Taxation. It governs the percentage of New Construction Roll value that is taxable by a Fire Protection District or Ambulance District after they withdraw from an URD. HB506 and HB751 are in process and relate to revisions of the State Taxation Anticipated Revenue program (aka STARS program) that allows developers to receive a rebate of sales tax for certain transportation improvements. HB506 would increase the minimum qualifying project total from \$6M to \$10M and the maximum from \$35M to \$100M. Whereas, HB751 would decrease the minimum qualifying project total from \$6M to \$5M and the increase the maximum from \$35M to \$100M. Counselor Bredeson provided additional comment and answered questions from the Commission on the noted legislation.

COMMISSIONER COMMENTS

Crosby asked if there is an Agency Policy for the recovery of costs when responding to public records requests. Bredeson answered the Agency has adopted a fee schedule for such requests.

Rodriguez commented that a member of the Mayoral Advisory Committee has been actively encouraging the reengagement of the proposed trucking facility business owner in the Pleasant View URD.

CHAIRMAN COMMENT

None

ADJOURNMENT

Fleischman asked for a motion to adjourn. Commissioner Clemensen made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:25 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Christi Fleischman, Chairman

POST FALLS URBAN RENEWAL MINUTES

Finance & Policy Committee

March 19, 2026

CALL TO ORDER, ROLL CALL

Chairman Len Crosby called the meeting to order at 9:40 a.m. Present, in addition to Crosby were Commissioners Joe Rodriguez and Collin Coles.

CONFLICT DISCLOSURE

None

CITIZEN COMMENTS

None

Code of Ethics Proposal. The proposal, drafted by Crosby, originated from a recent land use workshop held by Post Falls city staff with the Planning Commission. The version for consideration has been modified from the Code of Ethics in use by the City and the Planning Commission. Coles commented that it was well written and that he has no problems with it. Coles made a motion to recommend it as an action item to the full Commission, seconded by Rodriguez. All in favor by voice vote.

Engineering Services FY 26 Budget Expenses – Policy 16. Johns provided a status update on the FY26 Budget, particularly for Engineering Services expenses to date and pending. The consulting engineers review fees for Beyond Green's reimbursement submittal in the PF Technology URD will likely exceed the allocated district amount for Engineering Services. Policy 16 allows for direct billing or use of district tax increment funds when district service expenses exceed allocated budget amounts. Johns asked authorization to implement Policy 16 and provide the required notification to the district participant. Rodriguez made the motion, seconded by Crosby. All in favor by voice vote.

Updated Economic Impact Study – Center Point & East Post Falls URDs. Crosby would like to distribute a copy of the report, when finalized, with a personal letter to every legislator from North Idaho, the members of City Council, the County Commissioners, Treasurer, Assessor, the Association of Idaho Cities and the Association of Idaho Counties. The report is factual evidence that urban renewal works and continues to work even after districts close. Rodriguez would like to see a solid executive summary page together with a supporting chart/graph for people to quickly see the benefit of urban renewal. Crosby will share his revisions & corrections to the report with Johns. A final version of the report will be available for the full Commission to review at the April 7th Workshop. Johns will invite A. Metts to be available at the workshop to answer questions about the data reported. Crosby asked for a motion to finalize the report for reporting at the upcoming workshop. Coles made the motion, seconded by Rodriguez. All in favor by voice vote.

Pleasant View Closure – Budget Impact & Timeline. Activity and investment in the district remain possible at this time. The district currently incurs minimal costs to remain open. Closing and re-opening it would result in feasibility study costs, district plan costs, a base value reset and about 12 months to work through the entire process, including review by the Planning Commission. According to the original feasibility study the district is capable of generating approximately \$18M during its remaining term (15 years), if development begins soon. Idaho Transportation Department is still giving consideration to the area for a bypass of the current I-90/US95 corridor. Johns informed the committee of the two ways Idaho Code allows for an URD to be closed. One is initiated by the City and the other by the UR Commission. Johns has created a tentative district closure timeline document based on the two methods. Crosby recommended Johns email the timeline document to the City Administrator and inform them the City-initiated process appears to be the most efficient and cost-effective approach should closure be pursued.

FY26 Audit Preparation. Johns asked the committee for direction on engaging audit services for the next fiscal year audit. The agency conducted an RFP process last year and engaged Alpine Summitt CPAs to

perform the FY25 audit. The committee directed Johns to write a letter to the firm requesting a three-year cost projection for budgeting purposes. Crosby suggested the committee inform the full commission of the need to raise the Annual Administration Fee due to increased operation costs.

Meeting adjourned at 10:24 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Len Crosby, Chair

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

Bank Activity Report

March 2026

Cash Section

Checking: First Interstate

Beginning Balance		\$	11,345.58
Deposits	\$	20,621.94	
Withdrawals	\$	(20,986.60)	
Ending Balance		\$	10,980.92
Outstanding Checks	\$	(1,371.42)	
Account Balance		\$	9,609.50

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	1,381,079.01
Contributions	\$	16,238.00	
Withdrawals	\$	(7,716.20)	
Ending Balance		\$	1,389,600.81
Outstanding Transfer			
Account Balance		\$	1,389,600.81

LGIP Capital Improvements 1910

Beginning Balance		\$	3,894,503.68
Contributions	\$	25,098.30	
Withdrawals	\$	(12,193.05)	
Ending Balance		\$	3,907,408.93
Outstanding Transfer			
Account Balance		\$	3,907,408.93

Total Funds All Accounts:

\$ 5,306,644.24

March 2026

	Interest
State Pool - LGIP 1910	\$ 12,446.83
Total	<u>\$ 12,446.83</u>

3:10 PM

04/07/26

Accrual Basis

Post Falls Urban Renewal Agency - In-House

Balance Sheet

As of March 31, 2026

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,609.50
LGIP1829-General Fund	1,389,600.81
LGIP1910-Capital Improvements	3,907,408.93
Savings - Idaho Central CU	25.00
Total Checking/Savings	5,306,644.24
Other Current Assets	
Accounts Receivable - Taxes	20,293.00
FMV - State Investment Pool	7,074.00
Interest Receivable	15,642.00
Prepaid Insurance	4,446.00
63420 · Lease Principal	7,990.00
Total Other Current Assets	55,445.00
Total Current Assets	5,362,089.24
TOTAL ASSETS	5,362,089.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	4,077.79
24000 · Payroll Liabilities	
ID- Unemployment Payable	-0.03
24000 · Payroll Liabilities - Other	3,397.59
Total 24000 · Payroll Liabilities	3,397.56
Total Other Current Liabilities	7,475.35
Total Current Liabilities	7,475.35
Total Liabilities	7,475.35
Equity	
Committed Fund Balance	1,349,484.00
Nonspendable Fund Balance	3,544.00
32000 · Unrestricted Net Assets	3,110,511.08
Net Income	891,074.81
Total Equity	5,354,613.89
TOTAL LIABILITIES & EQUITY	5,362,089.24

Post Falls Urban Renewal Agency - In-House

Profit & Loss

March 2026

	Mar 26	Oct '25 - Mar 26
Ordinary Income/Expense		
Income		
Downtown District	9,298.33	604,082.31
Interest	16,238.49	92,970.67
Pleasant View District	0.00	11,741.00
Post Falls Technology District	3,606.92	853,200.67
46400 · Miscellaneous Income	0.00	7.00
Total Income	<u>29,143.74</u>	<u>1,562,001.65</u>
Gross Profit	29,143.74	1,562,001.65
Expense		
Audit	0.00	15,000.00
Computer Software	14.00	49.00
District Payments	0.00	591,851.37
Engineering Services	0.00	7,300.00
Meetings	0.00	152.25
Website Design, Hosting & Maint	0.00	147.54
62140 · Legal Fees	423.50	4,909.50
62840 · Computer Repair & Maintenance	0.00	137.50
62890 · Rent	0.00	7,990.00
65030 · Printing and Copying	19.61	161.61
65040 · Office Supplies	35.69	97.25
65050 · Telephone, Telecommunications	0.00	798.72
65110 · Advertising & Legal Notices	0.00	31.87
65120 · Insurance	0.00	201.00
65150 · Dues & Memberships	0.00	550.00
66000 · Payroll Expenses	7,126.44	41,549.23
Total Expense	<u>7,619.24</u>	<u>670,926.84</u>
Net Ordinary Income	<u>21,524.50</u>	<u>891,074.81</u>
Net Income	<u><u>21,524.50</u></u>	<u><u>891,074.81</u></u>

Fund Reconciliation:

3/31/2026

QB

First Interstate - Checking	GF	\$	9,609.50	
LGIP - 1829	GF	\$	1,389,600.81	
LGIP - 1910	CIP	\$	3,907,408.93	
Savings - Idaho Central CU	GF	\$	25.00	
Total				\$ 5,306,644.24

FUNDS

General Fund	GF	\$	1,399,235.31	
Capital Improvement Fund	CIP	\$	3,907,408.93	
Total				\$ 5,306,644.24

C.I. Fund Allocation:

Pleasant View	\$	(51,523.90)
Plsnt.View FY26 Admin Fee	\$	25,000.00
Downtown	\$	7,903.58
MPP-Downtown	\$	141,838.49
PF Technology	\$	3,784,190.77
	\$	<u>3,907,408.93</u>

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

	<u>Pleasant View</u>	<u>Downtown</u>	<u>Downtown MPP</u>	<u>PF Tech Dist.</u>	<u>Total</u>
<i>Termination Date</i>	<i>2041</i>	<i>2041</i>	<i>2041</i>	<i>2038</i>	
Sep-25	-	1,539.26	220.62	86.50	1,846.38
Oct-25	-	2,967.62	423.12	2,259.35	5,650.09
Nov-25	-	917.18	141.66	13,530.95	14,589.79
Dec-25	-	39,759.42	7,016.37	39,956.71	86,732.50
Jan-26	5,817.49	407,126.66	71,845.89	539,152.31	1,023,942.35
Reimbursement Feb-26	5,923.51	54,898.15	9,687.91	254,694.43	325,204.00
Mar-26	-	7,903.58	1,394.75	3,606.92	12,905.25
Apr-26					-
May-26					-
Jun-26					-
Jul-26					-
Aug-26					-
Sep-26					-
Total YTD	11,741.00	515,111.87	90,730.32	853,287.17	1,470,870.36

Approved Obligation	-	6,115,511.02	84,643.08	-	6,200,154.10
Obligation Balance @ 2/28/26	-	3,780,403.30	-	-	3,780,403.30
Carry over @ 2/28/26	(51,523.90)	-	140,443.74	3,780,583.85	3,869,503.69

Post Falls Urban Renewal Agency - In-House
Profit & Loss Budget vs. Actual
October 2025 through September 2026

	Oct '25 - Sep 26 12-Month Actual	2025-26 Total Budget	2025-26 Balance	% of 12-Month Budget
Expense				
Audit	15,000.00	15,000.00	0.00	100.0%
Bank Charges	0.00	0.00	0.00	0.0%
Computer Software	49.00	1,784.00	-1,735.00	2.75%
Contract Employees	0.00	0.00	0.00	0.0%
Engineering Services	7,300.00	13,000.00	-5,700.00	56.15%
Marketing & Education Materials	0.00	300.00	-300.00	0.0%
Meetings	152.25	390.00	-237.75	39.04%
Office Equipment	0.00	0.00	0.00	0.0%
Website Design, Hosting & Maint	147.54	800.00	-652.46	18.44%
62140 · Legal Fees	4,909.50	25,000.00	-20,090.50	19.64%
62150 · Other Contract Services	0.00	21,000.00	-21,000.00	0.0%
62840 · Computer Repair & Maintenance	137.50	330.00	-192.50	41.67%
62890 · Rent	7,990.00	7,990.00	0.00	100.0%
65020 · Postage, Mailing Service	0.00	78.00	-78.00	0.0%
65030 · Printing and Copying	161.61	300.00	-138.39	53.87%
65040 · Office Supplies	97.25	425.00	-327.75	22.88%
65050 · Telephone, Telecommunications	798.72	800.00	-1.28	99.84%
65110 · Advertising & Legal Notices	31.87	900.00	-868.13	3.54%
65120 · Insurance	201.00	4,636.00	-4,435.00	4.34%
65150 · Dues & Memberships	550.00	900.00	-350.00	61.11%
66000 · Payroll Expenses	41,549.23	82,691.00	-41,141.77	50.25%
Contingency	0.00	5,000.00	-5,000.00	0.0%
Total Expense	79,075.47	181,324.00	-102,248.53	43.61%

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 74 (Transparent and Ethical 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 §18-1359(1)(a) 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 74 disclosure requirements along with those of other related provisions and shall fully disclose any personal, financial, or business interests that may 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 if 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.

Legal Compliance and Accountability - Commissioners shall comply with all applicable laws, including Idaho's Open Meetings 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.

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 74 (Transparent and Ethical Government), and I understand that ethical conduct is a condition of my service as a Commissioner.

Commissioner Name: _____

Signature: _____

Date: _____