



Post Falls Urban Renewal Agency
April 20, 2023 Meeting Agenda
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. Commission Meeting Minutes, March 16, 2023
 - b. Payables
 - c. Bank Activity Report
 - d. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Coles
 - c. Communications, Property & Personnel - Davis
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
8. New Business
 - a. Agency Policy #20 Amendment **ACTION ITEM**
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 20, 2023

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Baltzell were Commissioners Collin Coles, Jame' Davis, Melissa Hjeltness, Christi Fleischman, Len Crosby and Eric Clemensen. Also present was Counselor Pete Bredeson. 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, March 16, 2023

Item B is the payables for this month totaling \$7,416.07.

Item C is the Bank Activity Report which shows total funds in all accounts of \$2,745,475.75 and accrued interest for the month of \$6,114.35.

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

Approval of the consent calendar will authorize a transfer of \$7,416.07 to the First Interstate Checking Account for the monthly payables and \$6,114.35 accrued interest to the General Fund

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

COMMITTEE UPDATES

Finance & Policy – Crosby - March Financial Statements were reviewed. Crosby reported meeting with Executive Director Johns to question several items on the 6-month FY23 Budget vs. Actual Report in the March Financials. All questions were answered to Crosby's satisfaction.

District Review – Davis – Nothing to report.

Communication, Property and Personnel – Davis – Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Agency Policy #20 Amendment The amendment to Policy #20 specifies limitations on General Fund usage as initially proposed at the Finance and Policy Committee meeting on February 8, 2023. Additionally, the word "quarterly" was changed to "monthly" under the Process for Review section. The current review process carried out monthly by members of the Finance and Policy Committee. Commissioner Crosby asked if the amendments had been reviewed by counsel. Counselor Bredeson confirmed his review of the document and that the amended language had been sourced from the Urban Renewal Law and Local Economic Development Act sections of Idaho Code. Fleischman clarified that she had suggested the addition of one comma. The location of the addition was clarified by Johns and agreed to by Bredeson.

Baltzell asked for a motion to approve Agency Policy #20, as amended. Commissioner Coles made the motion, seconded by Hjeltness. Roll Call Vote: Hjeltness – Aye; Fleischman – Aye; Crosby – Aye; Davis – Aye; Clemensen – Aye; Coles – Aye; Baltzell – Aye. Motion carried.

STAFF REPORT

Johns reported the 2022 Fiscal Year Audit Report and Fiscal Year 2023 Agency Budget were submitted to the State Controller's Office as required by Idaho Statute 50-2006(5)(c).

Pleasant View District –Project Drive's (Wil-Hunt) on & off-site plans are now both on hold with the intent to review the project after one (1) year. Johns asked to include the status of the project, and the district, as a discussion item on agenda for the May 2nd Commission Workshop. Chairman Baltzell confirmed that it should be on the workshop agenda.

Downtown District – A Millworx Project update will be provided by the developer at the May 2nd Commission Workshop.

Downtown District - Representatives of The Housing Company and St. Vincent De Paul visited the office on March 28th to introduce a project located at their 202 W Seltice Way location. They are looking to construct a 32-unit structure with ground floor commercial space. There may be public infrastructure components to the project depending on City requirements. They have been provided with the Agency's Project Questionnaire form and will provide a presentation of their project at the May 2nd Commission Workshop. Crosby asked if this project is considered workforce housing. Johns confirmed that it is.

Crosby asked if the City had approved the termination of the Center Point and East Post Falls Districts. Counselor Bredeson stated the language in the Ordinance was still being worked on through on-going correspondence with the City's legal staff. At this time the Ordinances are anticipated to be considered by the City in May.

COMMISSIONER COMMENTS

Coles stated he has been receiving questions on the status of the Pleasant View District and asked for a quick update from Bob Seale, Community Development Director, City of Post Falls, in the audience. Seale provided a brief overview of the Project Drive project and the related City staff activities. Crosby asked Seale about the potential of alternative routing of infrastructure for the projects in the north of the district. Seale stated they are evaluating the potential for sewer to run eastward at Grange Avenue to Corbin Road and then northward, outside of the district. This is due to the complexity and expense of the intersection at Pleasant View and Prairie Avenue. It would be a slightly longer route but with fewer conflicts and possibly cheaper in the long run. He also stated the County is willing to consider a traverse of the Transfer Station property but the available corridor is very narrow. Baltzell expressed concern that circumstances may not change much in the coming year and it would be good to discuss the district at the upcoming Commission Workshop.

CHAIRMAN COMMENT

Baltzell expressed his appreciation for everybody's attendance.

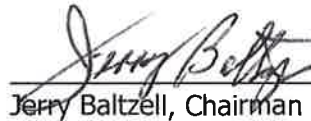
ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:19 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman