



District Review Committee
April 20, 2023 – 9:45 a.m.
Post Falls City Hall - Ante Room

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. 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.
4. Downtown District – District Plan Amendment Review & Discussion
5. District Updates
6. 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
District Review Committee**

April 20, 2023 – Post Falls City Hall Council Chamber – Ante-Room

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 9:45 a.m. Present in addition to Coles was Jamé Davis and Joseph Johns. Commissioner Hjeltness was absent.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Downtown District – District Plan Amendment Review & Discussion. Johns provided an overview of the City's proposed amendments to the Downtown Urban Renewal District Plan and asked for Commissioner input on potential edits they would like to see on either the draft Ordinance or the Exhibit material (Tier 1 thru Tier 4 Project tables). No revisions were identified. Including excerpts from prior meeting minutes on the subject in the meeting packet was stated to be helpful.

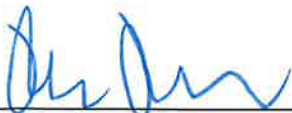
District Updates. Johns provided an overview of each Districts 2022 Increment Value and current obligation amounts. Additional district update information provided as follows:

- East Post Falls District - District fund balance projections indicate the EPF-North Subdistrict (Tullamore and Tullamore Commons II) will not provide a full reimbursement of the approved public infrastructure costs to the proponent/developer. An excess District fund balance is anticipated for the EPF-South & Central Subdistricts. Any excess funds will be rebated to the taxing districts in the fall once the final increment tax remittances for TY2022 have been received from Kootenai County.
- Center Point URD - The district fund balance is projected to not provide a full reimbursement of the approved public infrastructure costs when the final increment tax remittances for TY2022 have been received from Kootenai County. The CP URD opened with one employer (Sysco) having 65 jobs. In 2015 the Metts Group reported 315 total jobs in the district. The latest door-to-door survey completed in March identified 888 full-time positions and 344 part-time positions among the 32 employers contacted. Significant space in the CP District remains for future commercial/industrial development and job creation.
- Downtown URD – Architectural renditions of a proposed a mixed-use (commercial/residential) project being proposed to the City by St. Vincent De Paul for their 204 W. Seltice Way property were shown. This project may include public infrastructure components described within the district plan. A project representative will present it to the full commission at the May 2, 2023, Commission Workshop. Commissioner Davis stated the project as shown was encouraging.

ADJOURNMENT

Meeting adjourned @ 9:55 am.

Respectfully submitted,



Joseph Johns, Executive Director



Collin Coles, Chairman