



Post Falls Urban Renewal Agency
April 21, 2022 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. Commission Meeting Minutes, March 17, 2022
 - b. Finance & Policy Committee Meeting Minutes, March 17, 2022
 - c. Commission Workshop Minutes, April 12, 2022
 - d. Payables
 - e. Bank Activity Report
 - f. 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
 - a. Resolution 2022-01 – Recommendation to Terminate Expo Urban Renewal District Plan **ACTION ITEM**
 - b. Policy #28 - Proponent Financing Cost Reimbursement **ACTION ITEM**
8. New Business
 - EPF – Cecil/Poleline, Cecil/Mullan intersection project update & request for additional funding **ACTION ITEM**
 - Downtown District – Water Tower Lofts project update
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 21, 2022

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 Jame' Davis, Len Crosby, Eric Clemensen, Christi Fleischman, Melissa Hjeltness, and Collin Coles. Crosby 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 17, 2022.

Item B is the Finance & Policy Committee Meeting Minutes, March 17, 2022.

Item C is the Commission Workshop Minutes, April 12, 2022.

Item D is the payables for this month totaling \$6,341.77.

Item E is the Bank Activity Report which shows total funds in all accounts of \$2,903,973.42 and accrued interest for the month of \$487.48.

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

Approval of the consent calendar will authorize a transfer of \$6,341.77 to the First Interstate Checking Account for the monthly payables and \$487.48 accrued interest to the General Fund.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – Reviewed the March financial statements together with some income projections for East Post Falls district. Also discussed the policy issue presented in the prior workshop.

District Review – Davis – Nothing new to report.

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

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Resolution 2022-01 Recommending Termination of Expo Urban Renewal District Plan. Crosby asked for clarification of the resolution process with the city. Bredeson stated the city would record an ordinance as recommended by the resolution. Commissioner Coles made a motion to adopt Resolution 2022-01, seconded by Davis. Roll Call Vote: Baltzell – Aye; Crosby – Aye; Clemensen – Aye; Fleischman – Aye; Hjeltness – Aye; Davis – Aye; Coles – Aye. Motion carried.

Policy #28 Proponent Financing Cost Reimbursement. Johns stated the policy provides for the possible reimbursement of proponent/developer financing costs as specified within the policy. The policy was previously considered at the April 12, 2022 Commission Workshop. Chairman Baltzell commented on the timeliness of the policy in the current fiscal environment and its similarity to previous policy for the same purpose. Commissioner Crosby made a motion to adopt Policy #28, seconded by Coles. Roll Call Vote: Baltzell – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Davis – Aye; Coles – Aye; Clemensen – Aye. Motion carried.

NEW BUSINESS

East Post Falls District – Update of Cecil Road Projects by Asst. City Engineer. Rob Palus provided an update of the Cecil Ave/Poleline Ave and Cecil Ave/Mullan Ave intersection projects. Bids received exceed prior adjusted cost estimates. Concrete and asphalt were identified as the primary reasons for the increased costs. A request for additional project funding in the amount of \$760,182.38 was made. Crosby asked Johns if projected increment funds in the district would cover this cost. Johns stated the latest East Post Falls District estimated tax increment balance, at district closure, is \$1.5 million more than current obligations. Baltzell sought clarification from Palus as to the project completion dates. Palus responded that Cecil/Mullan is scheduled for completion by July 28th and Cecil/Poleline is scheduled for substantial completion by August 24th. Crosby clarified that the improvements need to be accepted, all acknowledgments/certifications made, and invoices provided in order for the agency to provide payment before the expiration of the district. Palus stated the city would be able to provide copies of the bills paid through the August 24th date. Crosby made a motion to authorize the additional funding with the conditions that anticipated increment funds do not decrease, the City acknowledges the existing timing issue of the district closure, and the existing MOU between the parties is modified accordingly. Motion seconded by Coles. Roll Call Vote: Baltzell – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Davis – Aye; Coles – Aye; Clemensen – Aye. Motion carried.

Downtown District – Water Tower Lofts project update. A project representative was not in attendance. No update was provided.

STAFF REPORT

Johns reported the following:

EPF & Post Falls Technology District – Paving as part of the HWY41 Project is to begin again late this month and curb/gutter work is currently in process at the Hwy 41/Prairie intersection.

EPF (Tullamore) District – Staff met with Bill Melvin and James Spalsbury of the City's Engineering Department on April 19th and received an update on the infrastructure punch lists being sent to Copper Basin Construction for the final Tullamore submittal pertaining to Hope Avenue, Bogie Drive and Kildeer Avenue.

Downtown District – Staff was informed by Bill Melvin that work is commencing on the City's water tower parking lot which is designed to provide 40 parking spaces and will include a "pocket park" around the base of the water tower.

Reminder - A Commission Workshop has been scheduled for Tuesday, May 10th, to review updated cost/pricing information on the Millworx and Water Tower Loft projects in the Downtown district for the purpose of moving into the OPA process.

COMMISSIONER COMMENTS

Crosby expressed his appreciation for the consistent communication from the city in regards to the ongoing improvements in the East Post Falls district. Crosby also sought clarification on how the newly approved policy would be communicated to district proponents/developers. Bredeson stated the Executive Director would provide the policy to the Project Drive representatives, Beyond Green and any successors in interest in the Post Falls Technology District, as well as the developers in the Downtown district.

CHAIRMAN COMMENT

Chairman Baltzell thanked all the Commissioners and Vice-Chair Davis for filling in during his recent absences.

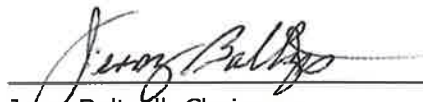
ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Davis. All in favor by voice vote. Motion carried. Meeting was adjourned at 9:37 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman