



Commission Workshop Agenda
May 2, 2023 - 9:00 am
Chamber Conference Room
201 E 4th Avenue, Post Falls ID 83854

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comment
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 Project Update - Millworx Project, Brad Marshall & Ryan Ruffcorn
5. Downtown District Project Presentation - St. Vincent De Paul John Bruning Commons, Larry Riley
6. Downtown District Plan Amendment **Action Item**
7. Pleasant View District – Status Update and Discussion
8. Staff Report
9. Commissioner Comments
10. 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

Workshop Minutes

May 2, 2023 – Post Falls Chamber Building – Conference Room

CALL TO ORDER, ROLL CALL

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, Melissa Hjeltness, Christi Fleischman, Eric Clemensen and Collin Coles. Also present was Pete Bredeson, Robert Seale, Ryan Ruffcorn, Brad Marshall, Bill Lawson, Larry Riley and Warren Wilson.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

DOWNTOWN DISTRICT PROJECT UPATE – Millworx Project. Brad Marshall, Project Manager for J-U-B Engineers, and Ryan Ruffcorn, of A&A Construction and Development, provided an update of the progress being made in the Millworx project area. Reconstruction of 4th Avenue to Idaho, including installation of water and sewer lines, has been completed to Idaho Street. On the north side of the project the construction of the Bookstore/Bistro is currently in process. A mixed-use building on the north side of 4th Avenue is in the design & permitting process with the City and final plans are expected to be submitted to the City this week for the hotel site. On the south side of the project a variety of product types exist from apartments over ground floor retail spaces to three different types of townhome/condominium units. Certificates of Occupancy are anticipated later this month. Future phases are located west of Idaho Street and its future extension. Renovation of the cat shed (maintenance building) has been determined to be unfeasible. A proposed new building at this location may provide additional underground parking and will present a more uniform frontage appearance along 4th Ave. The plans for a roundabout at 4th Ave/Idaho St, together with the extension of Idaho Street southward are expected to be submitted to the City this week. Design work for Idaho Street includes the extension to 3rd Ave. The City is continuing to work with the railroad to acquire a crossing that will allow Idaho Street to extend to 3rd Ave. A reimbursement request submittal for project costs through the end of 2022 is being put together. Two videos showing the project were viewed to conclude the update presentation. Commissioners Crosby and Baltzell expressed their appreciation about the manner in which the development was moving forward.

DOWNTOWN DISTRICT PROJECT PRESENTATION – St. Vincent De Paul John Burning Commons. Larry Riley, Executive Director, St. Vincent De Paul, provided a description of their efforts in workforce housing throughout the area and presented plans for a new multi-family workforce housing project (Section 42) in partnership with The Housing Company. The project location is 202 W. Seltice Way, Post Falls, ID. There are currently seven (7) buildings on the site in various states of use and condition, together with several subterranean fuel storage tanks. Building elevations and plans were shown for a three (3) story, mixed-use, building consisting of ground floor commercial (10,000 sq. ft.) with thirty-two (32) leasable

dwelling units on the upper floors, together with seventy-two (72) parking spaces. The Post Falls City Planning and Zoning Commission has approved a recommendation to the City Council to change the zoning of the project site to SC-5. Support is being sought for potential costs of utility relocation and frontage improvements (sidewalks & grassy swales to match existing updated frontages in the vicinity). Crosby reported that The Housing Company has an excellent reputation. St. Vincent's will retain local management of property. Crosby asked Bredeson what PFURA could do to support the project. Bredeson responded that a project must be in the District Plan. Seale commented that there is a statement within the Plan about frontage improvements mirroring the City Center Master Plan, but north of the freeway. The City would like to undertake a full reconstruction of Catherine Street, on both sides of the street, and would look to the Agency for support. Bredeson stated that another Plan amendment would be needed.

DOWNTOWN DISTRICT PLAN AMENDMENT. Bredeson asked Wilson to present the amendments to the Downtown District Plan. Wilson provided a brief overview of prior meetings in which the Idaho St./4th Ave. roundabout and the Spokane Street parking were discussed. The developer informed the City they are ready to move forward on the construction of the roundabout which prompted the creation of the Ordinance to amend the District Plan. The City has performed legal research on the matter and has been in communication with the Idaho State Tax Commission on the subject. Wilson stated the plan amendment is, "to make explicit what is already implicit in the plan", in that the roundabout is visually depicted at two locations within the plan and already contained within pieces of multiple projects listed in the plan. Also included is the addition of parking spaces on Spokane Street. The numbers were put together in a manner attempting to communicate that this is a technical/administerial change that doesn't change the prior financial analysis. The roundabout project at Seltice and 4th Ave, already listed in the plan at \$700 THOUSAND, was used as a basis for the change to include the roundabout at Idaho & 4th Ave. The existing projects that contain elements of the roundabout at Idaho & 4th were reduced by \$700 THOUSAND and a new project line specifically for the Idaho & 4th Ave roundabout was inserted with the \$700 THOUSAND amount. The cost change for Spokane Street parking was determined through a needs analysis performed by City engineering staff for the costs of curbing and asphalt needed for the additional parking. The \$100 THOUSAND amount was accounted for by reducing the Seltice/Mullan Couplet Project-Street Completion Plan (\$10 MILLION) project item by \$100 THOUSAND. Chairman Baltzell asked for clarification of the couplet project. Wilson stated the original idea was, "to convert Mullan and Seltice into two one-way couplets." Seale added that this was intended between Idaho Street and Empire. The couplet project is not expected to occur as planned. Crosby asked if the couplet project could be removed from the plan. Seale responded that the project contains improvement elements on both Seltice Way and Mullan Avenue that the City would still like to pursue. Crosby stated he is in favor of the roundabout at Idaho Street and 4th Avenue but voiced criticism of the project cost amendments and language in the Ordinance, and would not support the Ordinance as presented. After subsequent discussion Crosby stated he would like for the Ordinance to state that there will not be an increase in the use of revenues but there could be an increase in tax increment which would allow for the payment of the improvements. Coles voiced his agreement. Clemenson inquired about the impact of updating the project costs. Wilson responded that would lead to a re-write of the entire plan due to the need for a new economic analysis, projections for the land use and development, as well as tens of thousands in additional costs. Additional discussion and comment followed. Bredeson and Johns were tasked to make inquiries of other Idaho Urban Renewal Agency representatives about the specification of project cost amounts together with their subsequent reimbursement of the associated project costs, based on Idaho Code 50-2905, as they pertain to district plans created after 2016. Crosby made a motion to table the proposed plan amendment pending additional discussion and investigation by legal counsel and conference with the City to develop a transparent solution for presentation to the City Council. Seconded by Coles. Roll Call Vote: Clemenson – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Coles – Aye; Baltzell – Aye. Motion carried.

Commissioners subsequently discussed the Spokane Street parking aspect of the plan amendment. Baltzell noted that it wasn't long ago that Spokane Street was completely redone. Seale stated that the Public Works Department of the City is preparing to reconstruct Spokane Street this summer because of its age. Nine (9)

additional parking spaces are anticipated along the west side of the street adjacent to The Landings site. The City desires the additional on-street parking as it helps with the, "walkability, connectivity, pedestrian friend/oriented type of environment." Fleishman inquired about a new parking lot in the area. Seale responded that forty (40) spaces would be created with the construction of the Water Tower parking lot at the corner of McReynolds and 3rd Avenue this summer. The City desires to add the on-street parking now whether or not the adjoining Water Tower Lofts project occurs. The current engineers cost estimate for asphalt and curbing for the nine (9) spaces in approximately \$31 THOUSAND. The proposed \$100 THOUSAND increase in the "Frontage Improvements Spokane Street West Side" project anticipates the potential for additional unknown costs. The development of the adjoining Water Tower Lofts Project continues to be delayed due to litigation issues of the surrounding property.

PLEASANT VIEW DISTRICT – Status Update and Discussion. Johns met with the City staff on April 17, 2023, to receive an update on the Pleasant View District. This was briefly reported at the April 20, 2023 Commission Meeting. The on-site and off-site projects associated with Project Drive are now on hold for one year. The City is currently looking at alternative infrastructure routing options to provide services to the northern portion of the district. Crosby questioned keeping the district open. Seale responded that the City was communicating with the owner/developer of the property lying north of Prairie Avenue to ascertain his interest in taking on the water/sewer infrastructure project. The current engineering plans will be shared with the developer's engineer. When the district was being planned it was anticipated that tax increment funds would be generated initially by development in the north portion of the district. The City is looking into other funding opportunities, including the possibility of applying for an EPA grant. Seale and Crosby both recommended waiting for a determination by the owner/developer to the north or for Project Drive before giving further consideration to the status of the district. Baltzell and other Commission members expressed their agreement to wait.

STAFF REPORT

Postponed to the regular monthly Commission Meeting scheduled for May 18, 2023. Crosby asked for Johns to prepare press releases for the closing of the Center Point District and the East Post Falls District with the intent to submit one to the press in May and one in June.

COMMISSIONER COMMENTS

Baltzell stated his appreciation for everyone staying longer than was expected and for working through the difficult issues. Coles suggested that it may be better for the Agency to exercise a more reserved approach to proposed new districts especially when they are focused on a single property owner.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Motion carried. Meeting was adjourned at 11:20 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman