



Commission Workshop Agenda
May 10, 2022 – 9:00 a.m.
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
 - a. Millworx and North Mill One Subdivision – Project Questionnaire and Evaluation with updated cost estimates **ACTION ITEM**
5. Staff Report
6. Commissioner Comments
7. 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 by calling (208) 777-8151 at least 48 hours prior to the meeting.

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 10, 2022 – 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, Eric Clemensen and Collin Coles. Commissioner Melissa Hjeltness had an excused absence. Also present was Pete Bredeson, Robert Seale, Ryan Ruffcorn, Brad Marshall and Cole Henderson. Commissioner Christi Fleischman arrived at 9:05 a.m.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

DOWNTOWN DISTRICT– Millworx & North Mill One Project Questionnaire and Evaluation with Updated Cost Estimates. Executive Director Johns gave a brief overview of the previously submitted Project Questionnaire and Evaluation document. Brad Marshall, Project Manager for J-U-B Engineers, and Ryan Ruffcorn, of A&A Construction and Development, provided a presentation of the project area including updated engineer's opinion of probable cost information divided into six (6) phases. The updated infrastructure related costs (all phases) total \$7.196 million. Construction of townhome and apartment structures, including several ground floor commercial suites, is currently underway. Infrastructure re-build and improvements consist of frontage improvements on 4th Ave and the extension of Idaho Street southward. Idaho Street will be designed all the way to 3rd Ave but current construction is anticipated only to the railroad right-of-way. Crosby asked Seale if the construction of Idaho Street to 3rd Ave south of the railroad right-of-way would be required by the City. Seale stated it would be required with future development of adjoining property, not as a part of the Millworx project. Fleischman questioned the issue of pedestrian safety at the Centennial Trail crossing, referencing Spokane Street, to which Seale responded the transportation design for the project area is more pedestrian friendly than Spokane Street. Construction permits are close to being issued for the bookstore structure on the northeast corner of Idaho Street and 4th Ave. Marshall indicated this is structure is expected to be a "landmark" type of building. Structures along Idaho Street will have ground floor office/retail. Various elements of the old mill site are being integrated into the design in an effort to honor the history of mill as part of the community. Marshall briefly reviewed the designated Tier 1 projects (Idaho Street – 3rd to 4th Ave, 4th Ave frontage improvements on the north and south) as well as the inclusion of Site Remediation as a designated Tier 4 project. Bredeson asked if the costs of the round-a-bout at Idaho Street and 4th Ave were a part of the \$7.196 million. Marshall stated they are but that the roundabout at Idaho Street and 4th Ave is not specifically identified in the Tier 1-4 project lists, whereas a round-a-bout at 4th and Seltice Ave is. Seale responded the listed projects in the plan are generalized and as the current project underwent the review process it became apparent a round-a-bout at Idaho Street and 4th Ave is needed. Crosby and Bredeson expressed concerns about it fitting into the

project list for it to be considered for future urban renewal reimbursement. According to Marshall the significant increase in current projects costs from the 2020 planning level estimates are the result of labor, labor shortages, supply chain issues, unknowns and unpredictability. Henderson clarified that the current project does not compare as "apples-to-apples" with the three (3) designated projects in the District Plan Tier 1 table. The current estimated total cost of \$7.196 million includes costs associated with the round-a-bout, internal water and sewer (Phase A), and Railroad Ave (Phase E). Marshall added there has been an additional \$2.7 million in site remediation (demolition & removal) costs at the site. Ruffcorn said this includes the clean-up of several "dump" locations requiring the excavation and disposal of "surprise after surprise" from the property. Construction of phases A-F is expected to occur through 2023, subject to change. Ruffcorn offered his opinion that this project is truly urban renewal and that they appreciate the opportunity to partner with the Agency toward a successful community project. Crosby asked Bredeson to clarify the next step. Bredeson said he would prepare a draft OPA for consideration by the Commission. Coles recommended the commission review the draft OPA and work through a process of applying existing and updated policy to it. Davis asked if a motion was necessary. Bredeson stated a motion was not necessary and that he had his direction to prepare a draft of the OPA. Overall, the Commission expressed a desire to move forward and work with the project developer. Marshall, Ruffcorn, and Henderson excused themselves from the remainder of the workshop. Crosby inquired about a potential need to address, in policy, the differences between projects occurring on developed land and undeveloped, or under-developed land. Bredeson referenced the recent addendum to Policy 7 and recommended a committee review of Policy 7 and Policy 28 for possible modification to address the issue. The Finance & Policy Committee will consider the matter.

STAFF REPORT

Johns reported the following district related activity:

East Post Falls District – The Hwy41/I-90 interchange project is expected to begin in July.

Downtown District – A permit has been issued for the River City Urology building. Earthwork and construction has started.

PF Technology District - Jerry Dicker visited the office on May 5th to provide staff with an update of the Prairie Crossing Shopping Center and related issues. Mr. Dicker will attend the 5/19 Commission Meeting to provide a project update.

Pleasant View District – The Agency is waiting for OPA exhibit materials from Wil-Hunt. Utility & Building plans are progressing with the City.

COMMISSIONER COMMENTS

None

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 10:31 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman