



Post Falls Urban Renewal Agency
May 19, 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, April 21, 2022
 - b. Commission Workshop Minutes, May 10, 2022
 - c. Payables
 - d. Bank Activity Report
 - e. 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. Second Addendum to MOU for Cecil/Poleline and Cecil/Mullan Intersection Improvements **ACTION ITEM**
8. New Business
 - a. Post Falls Technology District - Presentation & project update by Jerry Dicker (BGI)
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
May 19, 2022

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Legal Counsel Pete Bredeson called the roll. Present, in addition to Baltzell were Commissioners Collin Coles, Jame' Davis, Len Crosby and Melissa Hjeltness. Commissioners Eric Clemensen and Christi Fleischman were absent. Coles led the Pledge of Allegiance. Executive Director Joseph Johns was absent as previously arranged.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Bredeson introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, April 21, 2022.

Item B in the Consent Calendar is the Commission Workshop Minutes, May 10, 2022.

Item C is the payables for this month totaling \$7,333.92.

Item D is the Bank Activity Report which shows total funds in all accounts of \$3,106,222.23 and accrued interest for the month of \$709.58.

Item E is the financial reports as of April 30th.

Approval of the consent calendar authorized a transfer of \$7,333.92 to the First Interstate Checking Account for the monthly payables and \$709.58 accrued interest to the General Fund.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – April Financial Statements were reviewed and approved. A committee meeting is scheduled in early June.

District Review – Coles – Nothing new to report.

Communication, Property and Personnel – Davis – The committee is scheduled to meet May 31, 2022.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Second Addendum to MOU for Cecil/Poleline and Cecil/Mullan Intersection Improvements. – Bredesen presented the Second Addendum to the Memorandum of Understanding between the agency and the City of Post Falls for the Cecil Road/Poleline Ave and Cecil Road/Mullan Ave intersection improvement projects. The revised Cecil Road/Poleline Ave project amount is \$1,931,576.47 and the Cecil Road/Mullan Ave project amount is \$238,605.91. The City acknowledges in the Addendum that the invoices for the project must be received by August 31, 2022 and all reimbursement payments must be completed by December 31, 2022. Commissioner Crosby made a motion to approve the Second Addendum as presented, seconded by Davis. Roll Call Vote: Coles – Aye; Davis – Aye; Baltzell – Aye; Crosby – Aye; Hjeltness – Aye. Motion carried.

NEW BUSINESS

Post Falls Technology District – Presentation and project update by Jerry Dicker, Beyond Green, Inc. Mr. Dicker provided an update of the Technology Park and shopping center. A building permit for Cecil Road is in process. Douglass Group is developing the Technology Park but they are waiting for the road. The shopping center has experienced delays but is close to getting plat approval. Dicker provided the Commission with copies of an email from the City dated May 17, 2022, pertaining to the project. A round-a-bout is necessary and will require participation by four landowners. Coles voiced appreciation for the update. Crosby asked if the Cecil Road design work is done and ready to go. Dicker stated he believed it is ready but just waiting for permitting. Robert Seale, City of Post Falls, stated the project is currently under review. Crosby stated he did not recall a round-a-bout being in the District Plan and not all of the land for the round-a-bout may be in the boundary of the District. Bredesen stated that he did not see its inclusion in the Zone C portion of the plan. Seale commented that the plan does identify a traffic control device at the intersection and that all the other city plans for the intersection of Prairie Avenue and Zorros Road included some form a traffic control, either light or round-a-bout. Bredesen clarified that the District Plan specifies a signal. Seale stated it appears the four corners of the intersection appear to fall within the boundary of the District, however, a small sliver of the round-a-bout (to the northeast) may fall outside the boundary depending on the actual location of the round-a-bout footprint. The city has been waiting several months for revised plans from the engineer for the remainder of the shopping center. The city is allowing Peak Fitness to move forward without the traffic control device completed but additional development at the site is dependent upon traffic control at the intersection of Zorros and Prairie.

STAFF REPORT

Bredesen reported that work on the OPA with Wil-Hunt, in the Pleasant View District, is still waiting for completed exhibits, particularly the cost estimates. It will likely be presented at the Commission Meeting in June. Crosby asked if there had been any contact with the Douglass Group, particularly in relationship to the Cecil Road improvements and any anticipated reimbursement of the related public improvements. Bredesen responded that he was not aware of any but the Executive Director may have more to report on that.

COMMISSIONER COMMENTS

Crosby commented on the need for closer communication between the urban renewal agency and the city. The email from the City to Mr. Dicker involved urban renewal but nothing was previously known about it. The city also needs to understand the agency must operate within the confines of state legislature and that

agency policies limit reimbursement through tax increment of public improvements serving residential development. Coles voiced agreement with Crosby's comments about increased communication.

CHAIRMAN COMMENT

None

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Davis. All in favor by voice vote. Meeting was adjourned at 9:50 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman