



Post Falls Urban Renewal Agency
May 28, 2025 Meeting
4:00 pm, Chamber of Commerce
201 E 4th Ave, Post Falls, ID

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. Request to Withdraw from Urban Renewal – Kootenai County Fire & Rescue
 - a. Resolution 2025-01 – Pleasant View URD **ACTION**
 - b. Resolution 2025-02 – Downtown URD **ACTION**
 - c. Resolution 2025-03 – Post Falls Technology URD **ACTION**
5. Request to Withdraw from Urban Renewal - Kootenai County Emergency Management Services
 - a. Resolution 2025-04 – Pleasant View URD **ACTION**
 - b. Resolution 2025-05 – Downtown URD **ACTION**
 - c. Resolution 2025-06 – Post Falls Technology URD **ACTION**
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 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

Special Meeting Minutes

May 28, 2025 – Chamber of Commerce – Conference Room

CALL TO ORDER, ROLL CALL

Chairman Jamè Davis called the meeting to order at 4:00 p.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Pat Leffel, Eric Clemensen, Len Crosby and Christi Fleischman. Also present was Counselor Pete Bredeson, Chief Chris Way and KCF&R Commissioner Andy Boyle.

CONFLICT DISCLOSURE

None

CITIZEN COMMENTS

None

Request to Withdraw from Urban Renewal – Kootenai Fire & Rescue. Johns informed the Commission that on May 20, 2025 the agency received Resolutions from Kootenai Fire and Rescue requesting their withdrawal from the Pleasant View District, Downtown District and the Post Falls Technology District. These requests were made in accordance with recent changes to Idaho Code 50-2906 according to House Bill 436. The fire district had previously requested the Kootenai County Auditor provide an accounting of their portion of tax year 2024 increment in each district. According to the KC Auditor's accounting the Post Falls Technology District amount is \$211,597.11, the Pleasant View District amount is \$2,864.45 and the Downtown District amount is \$163,590.92. The Post Falls Urban Renewal Agency's obligations, as of May 2025, are approximately: \$6,949,448 (approved and pending) in the Downtown District, approximately \$7,000,000 (pending) in the Post Falls Technology District, and \$50,162 in the Pleasant View District. The obligations in the Downtown and Post Falls Technology Districts are based upon costs incurred by urban renewal proponents/participants for the construction of public infrastructure according to Owner Participation Agreements. The obligation in the Pleasant View District is based upon the Agency's annual administrative fee (3 years) minus the tax increment remitted in the district since it's inception. The agency has had a longstanding relationship with the fire district, including representation on the Urban Renewal Commission, projects directly addressing public safety and emergency response needs, returning surplus urban renewal district funds when available, and continuing beneficial tax base expansion experienced by all tax districts as a result of urban renewal related activity in Post Falls. KCF&R Chief Chris Way stated fire districts and ambulance districts are limited to providing comments when a URD is formed or amended, yet they have to serve what goes on in the districts without getting any revenue from it. He added that if HB389 had not gone through in 2021 the fire district would not be making the request to withdraw from urban renewal. The result of HB389 on the fire district this year is a loss of \$1,429,451 while next year the projected loss is between \$2.0 and \$2.1 Million. HB436 was intended to be the Legislature's solution to the problem. Even with urban renewal funds there is a shortcoming over \$1 Million this year for KCF&R. The fire district is supportive of the agency and acknowledged the improved infrastructure throughout the community as a result of urban renewal. The fire district is at a breaking point as a result of the Legislature not directly fixing HB389. Clemensen and Davis voiced their appreciation for the explanation by Chief Way. Crosby outlined that the agency has partnerships with developers in existing urban renewal districts to install public improvements, which creates obligations the agency must pay. When the district plans were formed there was an assumption that all the taxing entities that were then in the district would continue generating tax revenue that would become available to reimburse costs. Fleischman commented the agency supports KCF&R completely and they are a huge consideration in all of the city upgrades urban renewal makes, but the agency's hands are tied due to district obligations. Davis asked Bredeson for clarification on the action to be taken on the agency's pending resolutions.

Bredeson stated each resolution was listed as a separate action. Crosby asked Bredeson for his comment on the matter. Bredeson reiterated the agency has debts/obligations that exceed the fire districts share of the allocation proceeds and that, according to the statute, the agency has no choice due to the need to fund existing obligations.

Davis asked for a motion on Resolution 2025-01 for the Pleasant View URD. Crosby made a motion to approve Resolution 2025-01 with a caveat the Agency will look at the matter every year with the intent to work something out, seconded by Leffel. Roll Call Vote: Clemensen – Aye; Davis – Aye; Crosby – Aye; Leffel – Aye; Fleischman – Aye. Motion carried.

Davis asked for a motion on Resolution 2025-02 for the Downtown URD. Clemensen made a motion to approve Resolution 2025-02 with a caveat the Agency will look at the matter every year with the intent to work something out, seconded by Crosby. Roll Call Vote: Crosby – Aye; Leffel – Aye; Clemensen – Aye; Davis – Aye; Fleischman – Aye. Motion carried.

Davis asked for a motion on Resolution 2025-03 for the Post Falls Technology URD. Crosby made a motion to approve Resolution 2025-03, seconded by Leffel. Roll Call Vote: Fleischman – Aye; Davis – Aye; Leffel – Aye; Clemensen – Aye; Crosby – Aye. Motion carried.

Davis asked for a motion on Resolution 2025-04 for the Pleasant View URD. Crosby made a motion to approve Resolution 2025-04, seconded by Clemensen.

KCF&R Commissioner Boyle and Chief Way left the meeting.

Chairman Davis clarified that a motion, and second, was in place for Resolution 2025-04 for the Pleasant View URD pertaining to Kootenai County Emergency Management Services. Davis asked for a Roll Call Vote: Clemensen – Aye; Leffel – Aye; Crosby – Aye; Davis – Aye; Fleischman – Aye. Motion carried.

Davis asked for a motion on Resolution 2025-05 for the Downtown URD. Clemensen made a motion to approve the resolution, seconded by Leffel. Roll Call Vote: Clemensen – Aye; Leffel – Aye; Crosby – Aye; Davis – Aye; Fleischman – Aye. Motion carried.

Davis asked for a motion on Resolution 2025-06 for the Post Falls Technology District. Crosby made a motion to approve resolution 2025-06, seconded by Clemensen. Roll Call Vote: Leffel – Aye; Davis – Aye; Clemensen – Aye; Crosby – Aye; Fleischman – Aye. Motion carried.

COMMISSIONER COMMENTS

Commissioner Clemensen commented he didn't realize the exercise in fiduciary oversight was going to be so distasteful. Kootenai Fire & Rescue is a public safety entity that does a fantastic job in the services that they provide, as does KC-EMS. The legislators are congratulating themselves for putting urban renewal, fire districts and ambulance districts in this position and have set the stage for litigation that shouldn't have to happen. Crosby commented that Chief Way had pointed out the dramatic impact on KCF&R as a result of the Legislature's changing of property tax during the two legislative sessions prior to 2025. Davis expressed her understanding of what Chief Way is trying to accomplish and that she would do the same thing if in his position. However, it also needs to be understood the agency has an obligation to its proponents and he would likely do the same thing if he was in the shoes of urban renewal. Clemensen further commented that both KCF&R and KC-EMS are crucial and have been put in an untenable planned position together with urban renewal. Crosby asked Bredeson to comment on Chief Way mentioning the need to seek injunctive relief. Bredeson responded that the language in the bill is the language and we are going by the plain meaning of the statute. The agency has obligations that exceed the KCF&R and KC-EMS share of the revenue allocation proceeds so they can't be allowed

to withdraw. Crosby asked Bredeson if the agency's contractual relationships with proponents through OPAs (Owner Participation Agreements) are as definitive for that kind of judicial decision as would an outstanding bond or other obligation. Bredeson responded the OPAs are a contractual obligation which is referenced in the statute. Davis asked Bredeson if their seeking an injunction might be an immediate action that needs to be considered. Bredeson responded that it's a decision for their boards. Crosby expects urban renewal to be a focal point when the legislature meets in January and continues trying to correct the problems. Bredeson believes Post Falls URA is the first agency to hold a special meeting on the matter.

ADJOURNMENT

Davis adjourned the special meeting at 4:35 pm.

Respectfully submitted,



Joseph Johns, Executive Director



Jame Davis, Chairman