



PRESS RELEASE FOR IMMEDIATE RELEASE

POST FALLS URBAN RENEWAL COMMISSION CLOSES CENTER POINT URBAN RENEWAL DISTRICT WITH 1,232 JOBS AND 8,400% TAX BASE GROWTH.

The Post Falls Urban Renewal Agency has completed the final steps to officially close the Center Point Urban Renewal District, producing a win for Post Falls businesses and residents.

The Center Point Urban Renewal District was adopted by City Council in 2002. At the time the Center Point district was created, the stated objectives were to: stimulate industrial development; enhance the site for industrial and manufacturing development; improve public infrastructure and public facilities for the benefit of the immediate area; enhance and improve transportation routes for the benefit of area business, tourism and industrial centers; provide industrial and manufacturing job opportunities for the residents of Post Falls. In 2005 the district was amended to include the Stateline Business Park along Seltice Way.

When the district opened in 2002, there were just 65 new jobs provided by Sysco, the first business to open in the district. Over the life of the district numerous commercial, industrial, and manufacturing businesses have located there. Businesses that include but are not limited to, Cabela's, United Parcel Service, Pointe Pest Control, Hayden Beverage Company, Northwest Refrigeration, Allklean, Crown Enterprises and Service Master. These businesses brought economic diversification, new jobs, and increased employment opportunities for residents of Post Falls and the vicinity. A recent survey of businesses located throughout the Center Point district identified 1,232 total jobs with nearly 900 jobs providing full-time employment.

When the Center Point Urban Renewal District was created, the tax base of the properties located within the district was \$1,395,916. The current tax base of the properties within the district is now \$118,839,620, an increase greater than 8,400% over the life of the district. The \$117.4 Million increase in value now returns to the budgeting authority of the underlying tax districts with the termination of the district. The tax districts include the City of Post Falls, Kootenai County, KC Fire & Rescue, Community Library, North Idaho College, Kootenai EMS, PF Highway District #1, and School District #273. This increased valuation broadens the community's property tax base and will provide additional annual taxing district revenue because of the growing business activity within the Center Point District. Furthermore, the continuing development of available land within the district, as a result of the completed public infrastructure projects funded through urban renewal, will carry on this benefit to the community into the future.

The Center Point Urban Renewal District is the 6th urban renewal district that the Post Falls Urban Renewal Commission has completed and closed. Commission Chairman, Jerry Baltzell stated, "I am proud of the work done by the PFURA in partnership with the City of Post Falls. All 6 districts attracted new employers, improved commercial and industrial diversification within Post Falls, created new jobs and expanded and improved the level of public water, sewer, and transportation services available within the community."

For additional information please contact Joseph Johns, Executive Director of the Post Falls Urban Renewal Agency. Phone number: 208-777-8151 E-mail Address: postfallsura@gmail.com

Agency Operating Expenses	FY 2020		FY 2021		FY 2022		FY 2023		FY 2024	
	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	To Date	Proposed Budget	Notes
Audit	\$ 7,250	\$ 7,000	\$ 7,250	\$ 7,250	\$ 7,475	\$ 7,475	\$ 7,700	\$ 8,750	\$ 8,750	Prior year actual
Legal Advertising	\$ 960	\$ 301	\$ 830	\$ 726	\$ 900	\$ 604	\$ 900	\$ 254	\$ 900	
Employee Wages	\$ 50,056	\$ 49,367	\$ 52,561	\$ 50,346	\$ 69,491	\$ 68,642	\$ 54,599	\$ 36,400		
FICA	\$ 3,829	\$ 3,728	\$ 4,021	\$ 3,913	\$ 5,315	\$ 5,251	\$ 4,177	\$ 2,785		
SUTA	\$ 126	\$ 107	\$ 134	\$ 92	\$ 144	\$ 125	\$ 113	\$ 44		
PERSI	\$ 5,977	\$ 5,819	\$ 6,276	\$ 6,107	\$ 8,297	\$ 7,995	\$ 6,519	\$ 4,346		
Engineering Services	\$ 10,000	\$ 5,200	\$ 7,800	\$ 5,200	\$ 9,600	\$ 3,200	\$ 9,600	\$ 6,400	\$ 9,600	3 submittals @\$3200/each
Contract Legal Services	\$ 25,000	\$ 7,775	\$ 25,000	\$ 10,025	\$ 25,000	\$ 13,850	\$ 25,000	\$ 7,300	\$ 25,000	
Other Contract Services	\$ 600	\$ -	\$ 600	\$ -	\$ 1,100	\$ 55	\$ 1,100	\$ -	\$ -	
Insurance	\$ 2,548	\$ 2,573	\$ 2,623	\$ 2,411	\$ 2,841	\$ 3,257	\$ 3,257	\$ 199	\$ 3,750	Estimated
Marketing and Education	\$ 1,000	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Dues and Memberships	\$ 770	\$ 770	\$ 770	\$ 770	\$ 770	\$ 800	\$ 800	\$ 800	\$ 800	Prior year actual
Computer Repair and Maintenance	\$ 330	\$ -	\$ 330	\$ 326	\$ 585	\$ 148	\$ 585	\$ 285	\$ 585	
Computer Software	\$ 250	\$ 230	\$ 600	\$ 420	\$ 275	\$ 573	\$ 623	\$ 549	\$ 779	QB Annual License + QB Payroll
Office Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Office Supplies	\$ 375	\$ 381	\$ 375	\$ 151	\$ 500	\$ 479	\$ 375	\$ 318	\$ 375	
Postage & Shipping	\$ 160	\$ 60	\$ 60	\$ 5	\$ 60	\$ 58	\$ 60	\$ 75	\$ 63	
Printing & Copying	\$ 300	\$ 48	\$ 300	\$ 330	\$ 300	\$ 169	\$ 300	\$ 116	\$ 300	
Rent - Space & Equipment	\$ 7,740	\$ 7,740	\$ 7,740	\$ 7,740	\$ 7,740	\$ 7,990	\$ 7,990	\$ 7,990	\$ 7,990	Per Lease
Telephone and Internet	\$ 888	\$ 519	\$ 180	\$ 165	\$ 180	\$ 331	\$ 850	\$ 711	\$ 330	Phone + Zoom Annual License
Meetings	\$ 240	\$ 122	\$ 240	\$ -	\$ 240	\$ 51	\$ 240	\$ 115	\$ 240	
Website Design, Hosting and Maint.	\$ 1,420	\$ 1,300	\$ 420	\$ 158	\$ 7,200	\$ 159	\$ 1,250	\$ 2,929	\$ 1,250	Estimated
Contingency	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 3,000	\$ 5,000	\$ -	\$ 5,000	
General Fund Carryover	\$ 21,181	\$ -	\$ 65,890	\$ -	\$ 79,187		\$ 75,048			
Total	\$ 146,000	\$ 93,040	\$ 193,000	\$ 96,136	\$ 232,200	\$ 124,212	\$ 206,087	\$ 80,366	\$ 65,712	
Total Less GF Carryover	\$ 124,819	\$ 93,040	\$ 127,110	\$ 96,136	\$ 153,013	\$ 124,212	\$ 131,039	\$ 80,366	\$ 65,712	

Post Falls Urban Renewal Agency
Schedule of Property/Equipment

<u>Furniture Items:</u>	<u>Year Acq.</u>
4-Drawer Lateral Filing Cabinet (metal)	N/A
2-Drawer Lateral Filing Cabinet (wood)	N/A
Executive Desk w/ return (6 drawers, wood)	N/A
2-Drawer Filing Cabinet (wood)	N/A
Credenza w/ upper shelving unit (wood)	N/A
Assistants Workstation (2 units, composite)	N/A
*Assistants Desk w/ 2-Drawer Filing Cabinet (wood)	N/A
*Credenza w/ upper shelving unit (wood)	N/A
Round Meeting Table	N/A
4 fabric covered chairs w/ arms	N/A
2 synthetic covered chairs w/arms	N/A
Fabric Desk chair (mesh backed)	N/A
Fabric Desk chair - ergonomic (mesh backed)	2022
Fabric task chair (mesh backed)	N/A
Metal Shelving Unit (4 shelf)	N/A
Metal Storage Cabinet (secured)	N/A
Plastic Storage Cabinet	N/A
Small folding worktable	N/A

<u>Technology/Electronic Items:</u>	<u>Year Mfg.</u>
Samsung Galaxy Note 20	2022
Dell SE2722H Monitor	2022
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Western Digital - My Passport Ultra (2TB)	2022
APC Back-UPS 650 (battery back-up)	2020
Dell Precision 5530 Laptop Computer	2019
Western Digital - My Passport Ultra (2TB)	2019
Plugable USB3.0 Docking Station UD-3900	2019
Standing Desk Converter (36-inch)	N/A
Dell C2665dnf Color MFP (multi-function printer)	2014
Dell Optiplex 7010 Desktop Computer	2013
Dell P2011Ht Monitor	2011
Dell P2011Ht Monitor	2011
Brother PT-1890 Label Printer	N/A

<u>Leased Equipment:</u>	
Canon ImageRUNNER Advance DX Color Mult-Function	2014

**Note: Physically located in Grow Ignited office space.*

Executive Director responsibilities will include:

Manage and maintain positive professional relationships with proponents in all urban renewal districts. Be a catalyst for creating demonstration projects in these districts.

Serve as the primary information source for proponents of URA Districts and for those seeking information on Agency programs and activities.

Coordinate all Agency and committee meetings including preparation of an agenda, information packets, financial data and minutes as appropriate, posting all necessary information to the Agency website.

Attend all Agency, committee and other meetings as deemed necessary to represent the Agency or fulfill the requirements of the position.

Provide information, analysis and recommendations for Commission members regarding issues that are brought before the Agency.

Serve as the Agency contact for taxing district representatives, Idaho Transportation Department, legal counsel, the public, developers, the City, the County Assessor's office, and media representatives.

Oversee and administer Agency consultants and Agency interaction with accountants, auditors and legal counsel.

Interact with developers, consultants and others utilizing and assisting in the Agency's programs.

Oversee the URA's operating budget with specific attention to general fund income and expenses, expense controls, and the issuance of checks for monthly payables approved by the Agency Board of Commissioners. Manage all expenses within the constraints of the fiscal year operating budget.

Monitor receipt and allocation of tax increment payments. Direct interaction with County Assessor's and County Treasurer's offices. Track allocation of tax increment with special focus on meeting debt service requirements, maintenance of reserves, payment of funds to proponents to reimburse for capital expenditures and payment of Agency administrative fees and extraordinary expenses allocated to any District.

Draft Agency goals & objectives and Agency policies (as needed) for Commissioner review/endorsement.

Work with the Finance Committee and accountant in continued documentation, application and improvement of Agency financial policies, reports & procedures. Oversee the Agency's annual audit and work efficiently and cooperatively with the audit team.

Monitor personal work results and supervise the work of consultants and contractors and employees.

Collaborate with the City Administrator, and various City department heads as needed. Further coordinate and co-facilitate with the City Administrator, meetings between the City and Agency.

Cash Management - Make necessary fund transfer detail and track accordingly, provide complete bank reconciliation of all Agency accounts including, track all interest earnings and tax increment receipts.

Accounts Payable – track all vendor payables and ensure timely invoice payments.

Payroll - Enter all time sheet data leading to timely and accurate payroll and tax payments and necessary reports, including yearly State Insurance Fund and Workman's Comp.

Month-end Reports – provide all necessary financial reports for Finance Committee review and Commission approval.

Annual Budget – Prepare budget worksheets, set budget hearing date and submit legal ad as required by Idaho Code.

Yearly Audit - compile information and assist auditors. Write the MD&A for the audit report.

Mandatory Reporting – Must meet all requirements the State Tax Commission Registry (URD's) and the Legislative Audits Division (Budget, Audit, Financial information)