



**Finance & Policy Committee**

June 6, 2022 – 3:30 p.m.  
Chamber Conference Room  
201 E 4<sup>th</sup> Avenue, 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. FY 2023 Budget Review – Schedule Budget Workshop **ACTION ITEM**
5. Discuss Closing Budget for the Center Point District
6. Discuss Closing Budget for the East Post Falls District
7. Downtown District – OPA analysis and recommendation **ACTION ITEM**
8. 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  
Finance & Policy Committee**

**June 6, 2022 – Post Falls Chamber Building - Conference Room**

CALL TO ORDER, ROLL CALL

Chairman Len Crosby called the meeting to order at 3:32 p.m. Present in addition to Crosby was Christi Fleischman, Eric Clemensen and Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

FY 2023 Budget Review. Johns provided a brief overview of the proposed FY2023 Budget. Projected Revenues for FY2023 were calculated from preliminary assessed valuation data, provided by the County Assessor's Office earlier in the day, multiplied by an estimated urban renewal levy rate needing to undergo further analysis due to the significant one-year increase in assessments. Agency Operating Expenses, particularly line items undergoing change, were reviewed. Personnel expenses decrease significantly after the prior year increase accommodating staff transition and training costs. Minimal increases in costs assigned to auditing, insurance, dues/memberships, rent and telecommunication are based on known actual costs going forward. Fleischman provided an overview of the Communication, Property and Personnel Committee's consideration of the proposed changes to the operating expenses at their May 31, 2022 meeting. Commissioners suggested adding funds for education costs related to new staff training on the agency bookkeeping software. FY 2023 Agency Administrative Fee's will be reduced by one (1) fee due the closure of the Expo District. Clemenson inquired about the sufficiency of the current administrative fee revenue to fund agency operations into the future. In response Crosby stated the current fee amount was implemented to ensure funding of agency operations through the close of the most recent Districts. Johns will look to schedule a commission budget workshop in July.

Center Point District Closing Budget Discussion. Johns presented the timeline/calendar for the closure of the Center Point Urban Renewal District. The district closure date is December 18, 2022. Total approved urban renewal reimbursement to date is \$8,138,574.84. One final cost submittal is expected from the proponent. Commissioners requested the drafting of a letter to the proponent, with a copy to the city, specifying the need for completion & acceptance of the infrastructure, together with the submittal of project costs, prior to the current agreed upon deadline. Projected tax increment revenue for 2023 is estimated to be \$845,702 pending further analysis of preliminary assessed values. Total expenses for 2023 are estimated to be \$845,702. No remaining tax increment is anticipated for rebate to underlying tax districts.

East Post Falls District Closing Budget Discussion. Johns presented the timeline/calendar for the closure of the East Post Falls Urban Renewal District. The district closure date is December 17, 2022. Total approved urban renewal reimbursement to date is \$25,527,735. Crosby asked if this amount included the latest changes based upon revised MOUs with the City. Johns responded it did not. Additional reimbursements are expected for the final Tullamore infrastructure project submittal, in process, and for the agreed upon increased cost of the Cecil Intersection projects by the City in the South/Central areas. Projected tax increment revenue for 2023 is estimated to be \$5,026,038 pending further analysis of preliminary assessed values for the district. Total expenses for 2023 are estimated to be \$4,050,182. At this time a tax increment balance is anticipated for rebate to underlying taxing districts.

DOWNTOWN DISTRICT – OPA ANALYSIS AND RECOMMENDATION. Crosby commented that legal counsel's suggestions were acceptable. Crosby presented a draft addendum to Policy 7 addressing flexibility for the reimbursement of City and Commission approved public improvements set forth in an approved Urban Renewal Plan relative to mixed use (commercial/retail/residential) and infill developments within the downtown core of the City of Post Falls; and for projects related to workforce housing. This addendum is specifically relevant to the current downtown projects containing mixed use development. Crosby will incorporate feedback on the proposed addendum prior to submitting it to legal counsel for analysis. The current OPA draft specifies a roundabout at the intersection of Idaho and 4<sup>th</sup>. Legal counsel has suggested the removal of this specific project estimate from the OPA before its consideration for approval by the Commission. The city and agency are currently in the process of scheduling a meeting to discuss the intersection and its funding, together with several other issues in the Downtown District. No action taken pending further discussions between the city and the agency.

ADJOURNMENT

Meeting adjourned @ 5:20 pm.

Respectfully submitted,



Joseph Johns, Executive Director



Len Crosby, Member