



Post Falls Urban Renewal Agency
June 15, 2023 Meeting Agenda
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 20, 2023
 - b. District Review Committee Meeting Minutes, April 20, 2023
 - c. Commission Workshop Minutes, May 2, 2023
 - d. Communication, Property & Personnel Committee Minutes, May 30, 2023
 - e. Payables
 - f. Bank Activity Report
 - g. 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
8. New Business
 - a. Post Falls Technology District – Project Update, BGI (J. Dicker).
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
June 15, 2023

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

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 Melissa Hjeltness, Christi Fleischman, Len Crosby and Jame' Davis. Commissioners Eric Clemensen and Collin Coles were absent with prior notification. Also present was Counselor Pete Bredeson. Davis led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, April 20, 2023

Item B is the District Review Committee Meeting Minutes, April 20, 2023

Item C is the Commission Workshop Minutes, May 2, 2023

Item D is the Communication, Property & Personnel Committee Meeting Minutes, May 30, 2023

Item E is the payables for this month totaling \$6,286.65.

Item F is the Bank Activity Report which shows total funds in all accounts of \$2,844,822.37 and accrued interest for the month of \$6,939.84.

Item G is the financial reports as of May 31st.

Approval of the consent calendar will authorize a transfer of \$6,286.65 to the First Interstate Checking Account for the monthly payables and \$6,939.84.35 accrued interest to the General Fund

Additionally, with regards to the cancelled May Commission Meeting, the April Financial Statements were reviewed by Commissioner Fleischman and the May Payables were reviewed by Treasurer Crosby on May 15. On May 17 checks totaling \$7,160.22 were posted.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – May and April Financials were reviewed. The committee met June 14, 2023, to discuss the proposed FY24 Budget. A recommendation on the proposed FY24 Budget will be presented to the full commission at the July 11th Commission Workshop. Subsequently, the Fiscal Year 2024 budget will be considered for official approval by the Commission at the August 17, 2023 Budget Hearing.

District Review – Davis – Nothing to report.

Communication, Property and Personnel – Davis – The committee met on May 30, 2023, to make recommendations to the Finance Committee with regards to personnel and communications.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Post Falls Technology District – Project Update, BGI. Jerry Dicker reported progress on the utilities in cooperation with the adjacent school construction project by Jacklin Land. The utilities were expedited by advancing monies to Jacklin Land since they already have a Construction Improvement (CI) Agreement with the City. A CI Agreement for the Zorros roundabout is waiting for the BGI's engineer to provide finished engineering plans. Agreements are in place with Jacklin Land and the other adjoining property owners for the Zorros roundabout. It is hoped that the Zorros Road roundabout can be built at the same time as the Fennecus Road roundabout. The result would be reduced construction costs and the closure of Prairie Avenue once instead of multiple times. Shopping Center tenants are awaiting completion of the roundabouts before initiating their construction projects. Construction of the Shopping Center is scheduled to begin April 2024 after the construction of remaining project utilities, Zorros Road and Stone Road. Shopping Center construction will commence in April 2025 if additional delays are experienced. Douglass Properties is working with the City and Ross Point Water District in the Technology Park portion of the district. BGI has funds in escrow for the construction of Cecil Road, north of Prairie Ave, but is waiting for progress between Douglass, Ross Point Water and the City.

STAFF REPORT

Johns reported the Center Point Press Release was submitted to area media outlets on June 1, 2023. Nothing has been published by the press to date. Johns will re-contact media representatives on the matter.

PERSI contribution rates have been revised effective July 1, 2023. PERSI Employer contribution rates are changing from 11.94% to 11.18%, while Employee contribution rates are changing from 7.16% to 6.71%.

The Agency office will be closed June 26 & 27, 2023 while Director Johns is on vacation.

COMMISSIONER COMMENT

Crosby stated it was good to hear a positive report from Mr. Dicker on the Post Falls Technology District and asked if Bob Seale, Community Development Director, City of Post Falls, was able to provide the Commission with any additional information about the Douglass portion of the district. Seale state Douglass was proceeding with a sewer study and a traffic study. Douglass' uses of the site must conform with the site zoning. Approximately 4/5 of the site is Tech Park zoning with some CCS along Highway 41. Crosby commented the zoning was in accord with negotiations conducted by City Council when the district was created. Also, multi-family zoning is limited in the area. Seale agreed. Douglass is looking at sewer alternatives based on higher intensity uses than what was originally proposed. The wastewater is likely to be in excess of what was planned for. The City Engineering Division together with wastewater staff (Public Works) have been in conversation with Keller and the Douglass to sort through how the future looks. Douglass has received a permit to perform some mass grading which is apparent at the site.

CHAIRMAN COMMENT

No additional comments.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Fleischman. All in favor by voice vote. Meeting was adjourned at 9:32 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman