



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**  
**April 20, 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 Collin Coles, Jame' Davis, Melissa Hjeltness, Christi Fleischman, Len Crosby and Eric Clemensen. Also present was Counselor Pete Bredeson. Fleischman 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, March 16, 2023

Item B is the payables for this month totaling \$7,416.07.

Item C is the Bank Activity Report which shows total funds in all accounts of \$2,745,475.75 and accrued interest for the month of \$6,114.35.

Item D is the financial reports as of March 31<sup>st</sup>.

Approval of the consent calendar will authorize a transfer of \$7,416.07 to the First Interstate Checking Account for the monthly payables and \$6,114.35 accrued interest to the General Fund

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

COMMITTEE UPDATES

*Finance & Policy* – Crosby - March Financial Statements were reviewed. Crosby reported meeting with Executive Director Johns to question several items on the 6-month FY23 Budget vs. Actual Report in the March Financials. All questions were answered to Crosby's satisfaction.

*District Review* – Davis – Nothing to report.

*Communication, Property and Personnel* – Davis – Nothing to report.

## CITIZEN COMMENTS

None

## UNFINISHED BUSINESS

None

## NEW BUSINESS

Agency Policy #20 Amendment The amendment to Policy #20 specifies limitations on General Fund usage as initially proposed at the Finance and Policy Committee meeting on February 8, 2023. Additionally, the word "quarterly" was changed to "monthly" under the Process for Review section. The current review process carried out monthly by members of the Finance and Policy Committee. Commissioner Crosby asked if the amendments had been reviewed by counsel. Counselor Bredeson confirmed his review of the document and that the amended language had been sourced from the Urban Renewal Law and Local Economic Development Act sections of Idaho Code. Fleischman clarified that she had suggested the addition of one comma. The location of the addition was clarified by Johns and agreed to by Bredeson.

Baltzell asked for a motion to approve Agency Policy #20, as amended. Commissioner Coles made the motion, seconded by Hjeltness. Roll Call Vote: Hjeltness – Aye; Fleischman – Aye; Crosby – Aye; Davis – Aye; Clemensen – Aye; Coles – Aye; Baltzell – Aye. Motion carried.

## STAFF REPORT

Johns reported the 2022 Fiscal Year Audit Report and Fiscal Year 2023 Agency Budget were submitted to the State Controller's Office as required by Idaho Statute 50-2006(5)(c).

Pleasant View District –Project Drive's (Wil-Hunt) on & off-site plans are now both on hold with the intent to review the project after one (1) year. Johns asked to include the status of the project, and the district, as a discussion item on agenda for the May 2<sup>nd</sup> Commission Workshop. Chairman Baltzell confirmed that it should be on the workshop agenda.

Downtown District – A Millworx Project update will be provided by the developer at the May 2<sup>nd</sup> Commission Workshop.

Downtown District - Representatives of The Housing Company and St. Vincent De Paul visited the office on March 28<sup>th</sup> to introduce a project located at their 202 W Seltice Way location. They are looking to construct a 32-unit structure with ground floor commercial space. There may be public infrastructure components to the project depending on City requirements. They have been provided with the Agency's Project Questionnaire form and will provide a presentation of their project at the May 2<sup>nd</sup> Commission Workshop. Crosby asked if this project is considered workforce housing. Johns confirmed that it is.

Crosby asked if the City had approved the termination of the Center Point and East Post Falls Districts. Counselor Bredeson stated the language in the Ordinance was still being worked on through on-going correspondence with the City's legal staff. At this time the Ordinances are anticipated to be considered by the City in May.

## COMMISSIONER COMMENTS

Coles stated he has been receiving questions on the status of the Pleasant View District and asked for a quick update from Bob Seale, Community Development Director, City of Post Falls, in the audience. Seale provided a brief overview of the Project Drive project and the related City staff activities. Crosby asked Seale about the potential of alternative routing of infrastructure for the projects in the north of the district. Seale stated they are evaluating the potential for sewer to run eastward at Grange Avenue to Corbin Road and then northward, outside of the district. This is due to the complexity and expense of the intersection at Pleasant View and Prairie Avenue. It would be a slightly longer route but with fewer conflicts and possibly cheaper in the long run. He also stated the County is willing to consider a traverse of the Transfer Station property but the available corridor is very narrow. Baltzell expressed concern that circumstances may not change much in the coming year and it would be good to discuss the district at the upcoming Commission Workshop.

## CHAIRMAN COMMENT

Baltzell expressed his appreciation for everybody's attendance.

## ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 9:19 am.

Respectfully submitted,

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Joseph Johns, Executive Director

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Jerry Baltzell, Chairman

**POST FALLS URBAN RENEWAL  
District Review Committee**

**April 20, 2023 – Post Falls City Hall Council Chamber – Ante-Room**

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 9:45 a.m. Present in addition to Coles was Jamé Davis and Joseph Johns. Commissioner Hjeltness was absent.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Downtown District – District Plan Amendment Review & Discussion. Johns provided an overview of the City's proposed amendments to the Downtown Urban Renewal District Plan and asked for Commissioner input on potential edits they would like to see on either the draft Ordinance or the Exhibit material (Tier 1 thru Tier 4 Project tables). No revisions were identified. Including excerpts from prior meeting minutes on the subject in the meeting packet was stated to be helpful.

District Updates. Johns provided an overview of each Districts 2022 Increment Value and current obligation amounts. Additional district update information provided as follows:

- East Post Falls District - District fund balance projections indicate the EPF-North Subdistrict (Tullamore and Tullamore Commons II) will not provide a full reimbursement of the approved public infrastructure costs to the proponent/developer. An excess District fund balance is anticipated for the EPF-South & Central Subdistricts. Any excess funds will be rebated to the taxing districts in the fall once the final increment tax remittances for TY2022 have been received from Kootenai County.
- Center Point URD - The district fund balance is projected to not provide a full reimbursement of the approved public infrastructure costs when the final increment tax remittances for TY2022 have been received from Kootenai County. The CP URD opened with one employer (Sysco) having 65 jobs. In 2015 the Metts Group reported 315 total jobs in the district. The latest door-to-door survey completed in March identified 888 full-time positions and 344 part-time positions among the 32 employers contacted. Significant space in the CP District remains for future commercial/industrial development and job creation.
- Downtown URD – Architectural renditions of a proposed a mixed-use (commercial/residential) project being proposed to the City by St. Vincent De Paul for their 204 W. Seltice Way property were shown. This project may include public infrastructure components described within the district plan. A project representative will present it to the full commission at the May 2, 2023, Commission Workshop. Commissioner Davis stated the project as shown was encouraging.

ADJOURNMENT

Meeting adjourned @ 9:55 am.

Respectfully submitted,

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Joseph Johns, Executive Director

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Collin Coles, Chairman

## **POST FALLS URBAN RENEWAL MINUTES**

### **Workshop Minutes**

**May 2, 2023 – Post Falls Chamber Building – Conference Room**

CALL TO ORDER, ROLL CALL

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 Jame' Davis, Len Crosby, Melissa Hjeltness, Christi Fleischman, Eric Clemensen and Collin Coles. Also present was Pete Bredeson, Robert Seale, Ryan Ruffcorn, Brad Marshall, Bill Lawson, Larry Riley and Warren Wilson.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

**DOWNTOWN DISTRICT PROJECT UPATE – Millworx Project.** Brad Marshall, Project Manager for J-U-B Engineers, and Ryan Ruffcorn, of A&A Construction and Development, provided an update of the progress being made in the Millworx project area. Reconstruction of 4<sup>th</sup> Avenue to Idaho, including installation of water and sewer lines, has been completed to Idaho Street. On the north side of the project the construction of the Bookstore/Bistro is currently in process. A mixed-use building on the north side of 4<sup>th</sup> Avenue is in the design & permitting process with the City and final plans are expected to be submitted to the City this week for the hotel site. On the south side of the project a variety of product types exist from apartments over ground floor retail spaces to three different types of townhome/condominium units. Certificates of Occupancy are anticipated later this month. Future phases are located west of Idaho Street and its future extension. Renovation of the cat shed (maintenance building) has been determined to be unfeasible. A proposed new building at this location may provide additional underground parking and will present a more uniform frontage appearance along 4<sup>th</sup> Ave. The plans for a roundabout at 4<sup>th</sup> Ave/Idaho St, together with the extension of Idaho Street southward are expected to be submitted to the City this week. Design work for Idaho Street includes the extension to 3<sup>rd</sup> Ave. The City is continuing to work with the railroad to acquire a crossing that will allow Idaho Street to extend to 3<sup>rd</sup> Ave. A reimbursement request submittal for project costs through the end of 2022 is being put together. Two videos showing the project were viewed to conclude the update presentation. Commissioners Crosby and Baltzell expressed their appreciation about the manner in which the development was moving forward.

**DOWNTOWN DISTRICT PROJECT PRESENTATION – St. Vincent De Paul John Burning Commons.**

Larry Riley, Executive Director, St. Vincent De Paul, provided a description of their efforts in workforce housing throughout the area and presented plans for a new multi-family workforce housing project (Section 42) in partnership with The Housing Company. The project location is 202 W. Seltice Way, Post Falls, ID. There are currently seven (7) buildings on the site in various states of use and condition, together with several subterranean fuel storage tanks. Building elevations and plans were shown for a three (3) story, mixed-use, building consisting of ground floor commercial (10,000 sq. ft.) with thirty-two (32) leasable

dwelling units on the upper floors, together with seventy-two (72) parking spaces. The Post Falls City Planning and Zoning Commission has approved a recommendation to the City Council to change the zoning of the project site to SC-5. Support is being sought for potential costs of utility relocation and frontage improvements (sidewalks & grassy swales to match existing updated frontages in the vicinity). Crosby reported that The Housing Company has an excellent reputation. St. Vincent's will retain local management of property. Crosby asked Bredeson what PFURA could do to support the project. Bredeson responded that a project must be in the District Plan. Seale commented that there is a statement within the Plan about frontage improvements mirroring the City Center Master Plan, but north of the freeway. The City would like to undertake a full reconstruction of Catherine Street, on both sides of the street, and would look to the Agency for support. Bredeson stated that another Plan amendment would be needed.

**DOWNTOWN DISTRICT PLAN AMENDMENT.** Bredeson asked Wilson to present the amendments to the Downtown District Plan. Wilson provided a brief overview of prior meetings in which the Idaho St./4<sup>th</sup> Ave. roundabout and the Spokane Street parking were discussed. The developer informed the City they are ready to move forward on the construction of the roundabout which prompted the creation of the Ordinance to amend the District Plan. The City has performed legal research on the matter and has been in communication with the Idaho State Tax Commission on the subject. Wilson stated the plan amendment is, "to make explicit what is already implicit in the plan", in that the roundabout is visually depicted at two locations within the plan and already contained within pieces of multiple projects listed in the plan. Also included is the addition of parking spaces on Spokane Street. The numbers were put together in a manner attempting to communicate that this is a technical/administerial change that doesn't change the prior financial analysis. The roundabout project at Seltice and 4<sup>th</sup> Ave, already listed in the plan at \$700 THOUSAND, was used as a basis for the change to include the roundabout at Idaho & 4<sup>th</sup> Ave. The existing projects that contain elements of the roundabout at Idaho & 4<sup>th</sup> were reduced by \$700 THOUSAND and a new project line specifically for the Idaho & 4<sup>th</sup> Ave roundabout was inserted with the \$700 THOUSAND amount. The cost change for Spokane Street parking was determined through a needs analysis performed by City engineering staff for the costs of curbing and asphalt needed for the additional parking. The \$100 THOUSAND amount was accounted for by reducing the Seltice/Mullan Couplet Project-Street Completion Plan (\$10 MILLION) project item by \$100 THOUSAND. Chairman Baltzell asked for clarification of the couplet project. Wilson stated the original idea was, "to convert Mullan and Seltice into two one-way couplets." Seale added that this was intended between Idaho Street and Empire. The couplet project is not expected to occur as planned. Crosby asked if the couplet project could be removed from the plan. Seale responded that the project contains improvement elements on both Seltice Way and Mullan Avenue that the City would still like to pursue. Crosby stated he is in favor of the roundabout at Idaho Street and 4<sup>th</sup> Avenue but voiced criticism of the project cost amendments and language in the Ordinance, and would not support the Ordinance as presented. After subsequent discussion Crosby stated he would like for the Ordinance to state that there will not be an increase in the use of revenues but there could be an increase in tax increment which would allow for the payment of the improvements. Coles voiced his agreement. Clemenson inquired about the impact of updating the project costs. Wilson responded that would lead to a re-write of the entire plan due to the need for a new economic analysis, projections for the land use and development, as well as tens of thousands in additional costs. Additional discussion and comment followed. Bredeson and Johns were tasked to make inquiries of other Idaho Urban Renewal Agency representatives about the specification of project cost amounts together with their subsequent reimbursement of the associated project costs, based on Idaho Code 50-2905, as they pertain to district plans created after 2016. Crosby made a motion to table the proposed plan amendment pending additional discussion and investigation by legal counsel and conference with the City to develop a transparent solution for presentation to the City Council. Seconded by Coles. Roll Call Vote: Clemensen – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Coles – Aye; Baltzell – Aye. Motion carried.

Commissioners subsequently discussed the Spokane Street parking aspect of the plan amendment. Baltzell noted that it wasn't long ago that Spokane Street was completely redone. Seale stated that the Public Works Department of the City is preparing to reconstruct Spokane Street this summer because of its age. Nine (9)

additional parking spaces are anticipated along the west side of the street adjacent to The Landings site. The City desires the additional on-street parking as it helps with the, "walkability, connectivity, pedestrian friend/oriented type of environment." Fleishman inquired about a new parking lot in the area. Seale responded that forty (40) spaces would be created with the construction of the Water Tower parking lot at the corner of McReynolds and 3<sup>rd</sup> Avenue this summer. The City desires to add the on-street parking now whether or not the adjoining Water Tower Lofts project occurs. The current engineers cost estimate for asphalt and curbing for the nine (9) spaces in approximately \$31 THOUSAND. The proposed \$100 THOUSAND increase in the "Frontage Improvements Spokane Street West Side" project anticipates the potential for additional unknown costs. The development of the adjoining Water Tower Lofts Project continues to be delayed due to litigation issues of the surrounding property.

**PLEASANT VIEW DISTRICT – Status Update and Discussion.** Johns met with the City staff on April 17, 2023, to receive an update on the Pleasant View District. This was briefly reported at the April 20, 2023 Commission Meeting. The on-site and off-site projects associated with Project Drive are now on hold for one year. The City is currently looking at alternative infrastructure routing options to provide services to the northern portion of the district. Crosby questioned keeping the district open. Seale responded that the City was communicating with the owner/developer of the property lying north of Prairie Avenue to ascertain his interest in taking on the water/sewer infrastructure project. The current engineering plans will be shared with the developer's engineer. When the district was being planned it was anticipated that tax increment funds would be generated initially by development in the north portion of the district. The City is looking into other funding opportunities, including the possibility of applying for an EPA grant. Seale and Crosby both recommended waiting for a determination by the owner/developer to the north or for Project Drive before giving further consideration to the status of the district. Baltzell and other Commission members expressed their agreement to wait.

#### STAFF REPORT

Postponed to the regular monthly Commission Meeting scheduled for May 18, 2023. Crosby asked for Johns to prepare press releases for the closing of the Center Point District and the East Post Falls District with the intent to submit one to the press in May and one in June.

#### COMMISSIONER COMMENTS

Baltzell stated his appreciation for everyone staying longer than was expected and for working through the difficult issues. Coles suggested that it may be better for the Agency to exercise a more reserved approach to proposed new districts especially when they are focused on a single property owner.

#### ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Motion carried. Meeting was adjourned at 11:20 am.

Respectfully submitted,

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Joseph Johns, Executive Director

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Jerry Baltzell, Chairman



**POST FALLS URBAN RENEWAL  
Communication, Property & Personnel Committee**

**May 30, 2023 – Post Falls Chamber Building - Conference Room**

CALL TO ORDER, ROLL CALL

Chairman Jamé Davis called the meeting to order at 9:00 a.m. Present in addition to Davis were Commissioners Melissa Hjeltness, Christi Fleischman and Executive Director Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Center Point URD Closure – Press Release. Johns provided an overview of the revision process leading to the version of the document being considered, noting specifically Fleischman's participation. Commissioner Fleischman made a motion to distribute the Press Release to news publications, seconded by Hjeltness. All in favor by voice vote. Motion carried.

FY2024 Budget Items. Budgeted and actual operating expenses for fiscal years 2020 to the present were provided for Commissioner review. Johns also provided a list of tangible personal property pertaining to the Agency's office furniture and equipment, including acquisition dates as applicable. The projected FY24 operating expenses (non-personnel) are based on prior FY budgeted amounts or actual costs. Johns made a recommendation to replace the 2013 desktop computer (a secondary workstation providing remote file access) with the existing 2019 laptop computer (primary workstation) and acquire a new primary workstation laptop. Fleischman voiced her favor of staying up to date, within seven (7) years, with technology. Commissioners asked questions about various operating expenses (Audit, Insurance, Rent, Telephone & Internet, Website Design, Hosting and Maintenance) with Johns answering. Commissioner Fleischman made a motion to approve the projected FY24 operating expenses (non-personnel) for recommendation to the Finance & Policy Committee, seconded by Hjeltness. All in favor by voice vote. Motion carried.

EXECUTIVE SESSION

Commissioner Hjeltness made a motion to enter into executive session pursuant to Idaho Code 74-206(1)(b) to consider evaluation of an employee, staff member or individual agent. Fleischman seconded the motion. Roll Call: Davis – Aye; Hjeltness – Aye; Fleischman – Aye. Motion carried.

Executive Session started at 9:32 a.m. and ended at 10:07 a.m.

ADJOURNMENT

Meeting adjourned @ 10:08 a.m.

Respectfully submitted,

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Joseph Johns, Executive Director

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Jamé Davis, Chairman

9:54 AM

6/12/23

# Post Falls Urban Renewal Agency – In-House

## Unpaid Bills Detail

As of June 15, 2023

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Type	Date	Num	Due Date	Aging	Open Balance
<b>Bredeson Law Group</b>					
Bill	6/12/2023	1104	7/12/2023		450.00
Total Bredeson Law Group					450.00
<b>Canon Solutions America, Inc.</b>					
Bill	6/1/2023	6004473187	7/1/2023		21.59
Total Canon Solutions America, Inc.					21.59
<b>Joseph Johns</b>					
Bill	6/1/2023	May2023	6/16/2023		14.00
Total Joseph Johns					14.00
<b>Mastercard</b>					
Bill	6/1/2023	4518-May23	7/1/2023		359.72
Total Joseph Johns					359.72
<b>TOTAL</b>					<b><u>845.31</u></b>

PAYROLL 5441.34

6,286.65

# Bank Activity Report

May 2023

## Cash Section

### Checking: First Interstate

Beginning Balance		\$	11,092.76
Deposits	\$	74,829.30	
Withdrawals	\$	(75,154.41)	
Ending Balance		\$	10,767.65
Outstanding Checks	\$	(1,196.16)	
Account Balance		\$	9,571.49

### Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

## Investment Section

### LGIP General Fund 1829

Beginning Balance		\$	1,073,436.05
Contributions	\$	10,312.49	
Withdrawals	\$	(7,160.22)	
Ending Balance		\$	1,076,588.32
Outstanding Transfer			
Account Balance		\$	1,076,588.32

### LGIP Capital Improvements 1910

Beginning Balance		\$	1,690,969.06
Contributions	\$	73,967.99	
Withdrawals	\$	(6,299.49)	
Ending Balance		\$	1,758,637.56
Outstanding Transfer			
Account Balance		\$	1,758,637.56

Total Funds All Accounts:

\$ 2,844,822.37

May

	Interest
State Pool - LGIP 1910	\$ 6,939.84
<b>Total</b>	<b><u>\$ 6,939.84</u></b>

## Post Falls Urban Renewal Agency - In-House

## Balance Sheet

As of May 31, 2023

	May 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,571.49
LGIP1829-General Fund	1,076,588.32
LGIP1910-Capital Improvements	1,758,637.56
Savings - Idaho Central CU	25.00
Total Checking/Savings	2,844,822.37
Other Current Assets	
Accounts Receivable - Taxes	168,713.00
FMV - State Investment Pool	-7,967.00
Interest Receivable	7,700.00
Prepaid Insurance	2,641.00
Total Other Current Assets	171,087.00
Total Current Assets	3,015,909.37
<b>TOTAL ASSETS</b>	<b>3,015,909.37</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	3,029.27
Deferred Increment Revenue	168,792.00
Payroll Liabilities	
ID- Unemployment Payable	18.82
Payroll Liabilities - Other	1,748.59
Total Payroll Liabilities	1,767.41
Total Other Current Liabilities	173,588.68
Total Current Liabilities	173,588.68
Total Liabilities	173,588.68
Equity	
Assigned Fund Balance	2,630,810.00
Committed Fund Balance	374,525.00
Fund Balance - General Fund	-89,609.00
Nonspendable Fund Balance	2,641.00
Restricted Fund Balance	236,901.00
Unrestricted Net Assets	-1,123,811.22
Net Income	810,863.91
Total Equity	2,842,320.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,015,909.37</b>

## Post Falls Urban Renewal Agency - In-House

06/08/23

## Profit &amp; Loss

Accrual Basis

May 2023

	May 23	Oct '22 - May 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Pleasant View District	0.00	640.15
Downtown District	12,495.35	316,190.98
Interest	10,313.07	83,058.84
Center Point District	3,443.01	393,326.74
East Post Falls District	30,165.26	2,184,682.29
Post Falls Technology District	21,564.88	305,232.77
<b>Total Income</b>	<b>77,981.57</b>	<b>3,283,131.77</b>
<b>Gross Profit</b>	<b>77,981.57</b>	<b>3,283,131.77</b>
<b>Expense</b>		
Advertising & Legal Notices	0.00	254.17
Audit	0.00	8,750.00
Bank Charges	0.00	17.00
Computer Repair & Maintenance	0.00	285.42
Computer Software	549.00	549.00
District Payments	0.00	2,390,562.63
Dues & Memberships	0.00	800.00
Engineering Services	0.00	6,400.00
Insurance	0.00	199.00
Legal Fees	1,150.00	7,300.00
Meetings	0.00	60.00
Office Supplies	0.00	318.38
Payroll Expenses	5,658.96	45,026.63
Printing and Copying	5.87	116.09
Rent	0.00	7,990.00
Telephone, Telecommunications	14.00	710.54
Website Design, Hosting & Maint	0.00	2,929.00
<b>Total Expense</b>	<b>7,377.83</b>	<b>2,472,267.86</b>
<b>Net Ordinary Income</b>	<b>70,603.74</b>	<b>810,863.91</b>
<b>Net Income</b>	<b>70,603.74</b>	<b>810,863.91</b>

## Fund Reconciliation:

5/31/2023

**QB**

First Interstate - Checking	<b>GF</b>	\$	9,571.49	
LGIP - 1829	<b>GF</b>	\$	1,076,588.32	
LGIP - 1910	<b>CIP</b>	\$	1,758,637.56	
Savings - Idaho Central CU	<b>GF</b>	\$	25.00	
<b>Total</b>				<b>\$ 2,844,822.37</b>

**FUNDS**

General Fund	<b>GF</b>	\$	1,086,184.81	
Capital Improvement Fund	<b>CIP</b>	\$	1,758,637.56	
<b>Total</b>				<b>\$ 2,844,822.37</b>

## C.I. Fund Allocation:

Pleasant View	\$	(24,359.85)
Downtown	\$	291,190.98
PF Technology	\$	674,546.03
CP-The Pointe	\$	3,895.19
CP-Pointe Apartments	\$	151,071.28
EPF-Tullamore	\$	8,758.50
EPF-Tullamore Commons II	\$	-
EPF-S/Ctr	\$	653,535.43
	\$	<u>1,758,637.56</u>

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

	<u>Pleasant View</u>	<u>Downtown</u>	<u>PF Tech Dist.</u>	<u>Center Point</u>	<u>Pointe</u>	<u>East Post Falls</u>		<u>Commons II</u>	<u>Total</u>
<i>Termination Date</i>	<i>2041</i>	<i>2041</i>	<i>2038</i>	<i>2022</i>	<i>2022</i>	<i>2022</i>	<i>2022</i>	<i>2022</i>	
Sep-22	-	-	87.07	0.36	-	3,203.86	-	-	3,291.29
Oct-22	-	-	-	-	-	1,670.80	549.56	-	2,220.36
Nov-22	-	-	79.41	-	-	3,561.96	550.82	-	4,192.19
Dec-22	-	7,936.00	4,775.52	-	-	28,389.86	9,101.45	-	50,202.83
Jan-23	639.74	278,484.56	273,838.46	353,812.39	17,189.64	1,280,490.94	698,342.33	6,491.63	2,909,289.69
Reimbursement Feb-23	0.41	11,565.49	4,773.79	18,429.52	-	87,110.07	3,139.05	-	125,018.33
Mar-23	-	1,941.58	2,455.02	452.18	-	10,587.39	4,920.58	-	20,356.75
Apr-23	-	3,768.00	2,519.48	-	-	19,601.10	9.49	-	25,898.07
May-23	-	12,495.35	21,564.88	3,443.01	-	26,336.83	3,828.43	-	67,668.50
Jun-23	-	-	-	-	-	-	-	-	-
Jul-23	-	-	-	-	-	-	-	-	-
Aug-23	-	-	-	-	-	-	-	-	-
Sep-23	-	-	-	-	-	-	-	-	-
<b>Total YTD</b>	<b>640.15</b>	<b>316,190.98</b>	<b>310,093.63</b>	<b>376,137.46</b>	<b>17,189.64</b>	<b>1,460,952.81</b>	<b>720,441.71</b>	<b>6,491.63</b>	<b>3,208,138.01</b>
Approved Obligation	-	-	-	9,950,790.49	-	26,287,917.00	8,889,015.07	325,000.00	45,452,722.56
Obligation Balance @ 3/31/23	-	-	-	658,149.97	-	-	1,155,276.14	125,720.45	1,939,146.56
Carry over @ 3/31/23	(24,359.85)	274,927.63	650,461.67	452.18	151,071.28	607,597.50	4,920.58	-	1,665,070.99