



District Review Committee
June 30, 2022 – 8:30 a.m.
Chamber Conference Room
201 E 4th Avenue, Post Falls, ID 83854

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. Third Addendum to Urban Renewal Policy #7 – Reimbursement from Tax Increment - **ACTION ITEM**
5. Pleasant View District – Wil-Hunt I, LLC Owner Participation Agreement - **ACTION ITEM**
6. Downtown District – A&A Construction and Development, Inc. Owner Participation Agreement - **ACTION ITEM**
7. East Post Falls District – Sewer Projects Final Submittal
8. East Post Falls District – Closing Timeline
9. Center Point District – Closing Timeline
10. 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
District Review Committee**

June 30, 2022 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 8:30 a.m. Present in addition to Coles was Jame' Davis, Melissa Hjeltness and Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Third Addendum to Urban Renewal Policy #7 – Reimbursement from Tax Increment. Johns provided an overview of the proposed addendum. The subject of workforce housing was discussed with Johns reading aloud the addendum's definition of the subject. The committee agreed that this addendum provides the Commission with needed flexibility when addressing Downtown District projects containing mixed-use elements, URD projects related to workforce housing, and commercial/industrial projects containing environment remediation costs.

Pleasant View District – Wil-Hunt I, LLC Owner Participation Agreement. Commissioner Coles suggested the list of costs be reviewed by the City for their analysis of necessary infrastructure costs (eligible for full reimbursement consideration) and those costs that may be considered as common, normal, or expected for the development that may be given a different priority of reimbursement consideration. Johns will provide this information to Bill Melvin as previously discussed with the City in February. Coles asked about any information relative to a "late-comers agreement" that was being considered previously by the city for those developments occurring after infrastructure development occurs. Johns will seek additional information pertaining to this.

Downtown District – A&A Construction Owner Participation Agreement. Johns updated the committee on discussions between the agency and the city on the subject of the roundabout at Idaho/4th Ave not being in the District Plan. The plan will need to undergo an "administrative or technical update" to include the roundabout. In the meantime, the developer would like to move forward with the OPA and has been requested to provide a legal description, a property map, and costs pertaining to remediation. An Addendum to the OPA will be utilized to include the roundabout component of the project once the District Plan is updated.

East Post Falls District – Sewer Projects Final Submittal. Johns provided the committee with an overview of a cost tracking worksheet utilized to document all prior sewer project invoices associated with the Tullamore lift station, Hwy 41 widening, and the 12 Ave EQ and lift station. The final project invoice for the amount of \$787,215.58 was reviewed. The final total invoiced costs submitted to the agency for the sewer project is \$5,733,654.25. A few images of the lift stations and trenching were shown.

East Post Falls District – Closing Timeline. Johns presented a draft of the closing timeline for the East Post Falls District with a closing date of December 17, 2022. A final cost submittal in the Tullamore

portion of the District is anticipated from the proponent/developer prior to the closing date. No revisions were requested.

Center Point District – Closing Timeline. Johns presented a draft of the closing timeline for the Center Point District with a closing date of December 17, 2022. The proponent/developer is undertaking a final project and may request an extension to the current 8/31/22 costs submittal deadline. No revisions to the timeline were requested.

ADJOURNMENT

Meeting adjourned @ 9:22 am.

Respectfully submitted,



Joseph Johns, Executive Director



Collin Coles, Member