POST FALLS
Urban Renewal

Commission Workshop Agenda
July 7, 2026 - 9:00 am
Chamber of Commerce Conference Room
201 E 4th Avenue, Post Falls ID 83854

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comment
   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. Agency Policy #2 – Annual Budget Policy **ACTION ITEM**
5. BGI Reimbursement Request **ACTION ITEM**
6. Budget Workshop **ACTION ITEM**
7. Staff Report
8. Commissioner Comments
9. 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
Workshop Minutes

July 7, 2026 – Chamber of Commerce – Conference Room

CALL TO ORDER, ROLL CALL

Chairman Christi Fleischman called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Fleischman were Commissioners Collin Coles, Len Crosby, Dominic Parmantier, Joe Rodriguez, Eric Clemensen and Pat Leffel. Also present was Counselor Pete Bredeson.

CONFLICT DISCLOSURE

Noe

CITIZEN COMMENT

None

AGENCY POLICY #2 – ANNUAL BUDGET POLICY. Johns presented an updated policy that more accurately aligns with the current annual budget development process. The updated policy more clearly identifies the participation of the Communications, Property & Personnel Committee and the Finance & Policy Committee. Additionally, the policy includes the option to conduct a Budget Workshop as either a separately scheduled Commission workshop or as part of the regular July Commission meeting. Following review and discussion of the proposed changes, Commissioner Crosby moved to approve the policy as presented. The motion was seconded by Commissioner Clemensen. Roll Call Vote: Rodriguez – Aye; Clemensen – Aye; Coles – Aye; Leffel – Aye; Parmantier – Aye; Fleischman – Aye; Crosby – Aye. Motion carried.

BGI REIMBURSEMENT REQUEST. Johns provided an update on a meeting with the Agency's consulting engineers and representatives of the district participant, Beyond Green, Inc. (BGI), regarding BGI's submitted project cost documentation. Welch-Comer has completed its initial review and identified significant costs that require additional supporting documentation before their eligibility for reimbursement can be determined. BGI has requested that the Agency consider approving an initial reimbursement at its August meeting for those project costs that have already been verified as qualifying. This would provide BGI additional time to obtain the documentation necessary to support the costs being questioned for consideration at a later date. Johns has advised BGI that any supplemental documentation must be submitted by October 31, 2026, and is limited to the project costs excluded from the initial reimbursement recommendation. The subsequent and final reimbursement request will be limited to those costs requiring additional documentation to establish eligibility. Any additional costs incurred by the Agency for Welch-Comer's review of the supplemental documentation will be paid from district funds available for reimbursement of approved project costs. Completion of the subsequent and final reimbursement is anticipated in February 2027 as part of the Agency's semi-annual reimbursement process, consistent with Agency policy.

BUDGET WORKSHOP. Johns presented the proposed FY2027 Budget, including a proposal to revise the Agency's administrative fee so that it is determined annually based on the Agency's projected operating expenses. Historically, the administrative fee has been a fixed annual amount. However, due to the reduced number of active urban renewal districts, the current fee no longer covers the Agency's operating expenses. The resulting deficit is currently funded through interest earned on deposit accounts and, when necessary, by drawing down the General Fund balance. The

Finance & Policy Committee recommended that the administrative fee be calculated annually as part of the budget process. Under the proposed methodology, the fee would be determined by subtracting projected interest income from the Agency's total projected operating expenses and dividing the remaining amount among the active urban renewal districts. The resulting allocation would be expressed as a percentage of the Agency's projected total tax increment revenue, documented as part of the annual budget process, and communicated in the letters to district proponents and participants as part of the Agency's August reimbursement notification process. This revised annual administrative fee process would establish a direct relationship between the agency's operating expenses and the fee. Counselor Bredeson advised the administrative fee proposal be included on the July 16, 2026, meeting agenda for consideration by the Commission. Commissioner Parmantier made a motion to approve the proposed FY2027 Budget, with the noted revisions included, for publication as required for the August 20th Budget Hearing. The motion was seconded by Commissioner Rodriguez.

STAFF REPORT

Johns reported attending the City's Economic Forum on June 24, 2026, at the Chamber of Commerce. The forum was well attended by local representatives of companies involved in commercial/industrial development projects throughout the area. City representatives provided an overview of the benefits of locating in Post Falls, including potential incentive opportunities. Additionally, the Agency has received information on city-required improvement costs associated with the Rooted project located at the intersection of Railroad Ave. and Spokane Street. The agency's Project Questionnaire was completed for the project in June 2025. A meeting of the District Review committee will be scheduled to consider the information provided.

COMMISSIONER COMMENTS

Commissioner Crosby complimented Johns on the budget presentation. Commissioner Rodriguez stated Flying Pickle is occupying 80,000 sq. ft. and Selkirk is occupying another 80,000 sq. ft. in the former Center Point URD. Flying Pickle will have the largest indoor pickle ball facility in the world.

ADJOURNMENT

Fleischman adjourned the meeting at 10:16 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Christi Fleischman, Chairman