



Commission Workshop Agenda
July 8, 2025 - 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. Budget Workshop **ACTION ITEM**
5. New District Discussion – East Seltice vicinity
6. Staff Report
7. Commissioner Comments
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 MINUTES

Workshop Minutes

July 8, 2025 – Chamber of Commerce – Conference Room

CALL TO ORDER, ROLL CALL

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

CONFLICT DISCLOSURE

Commissioner Hjeltness recused herself from the New District Discussion – East Seltice Vicinity agenda item.

CITIZEN COMMENT

None

BUDGET WORKSHOP. Johns presented the proposed FY2026 Budget. After discussion Commissioner Clemensen made a motion to approve the proposed budget as presented and advertise the August 21st Budget Hearing in the press on August 7th & 14th. Motion seconded by Hjeltness. Roll Call Vote: Fleischman – Aye; Crosby – Aye; Leffel – Aye; Hjeltness – Aye; Davis – Aye; Clemensen – Aye; Coles - Aye. Motion carried.

NEW DISTRICT DISCUSSION – EAST SELTICE VICINITY. Johns described actions taken to date related to documentation, potential infrastructure projects and district boundary considerations along the East Seltice corridor. There are currently two property owners along the corridor that have expressed an interest in urban renewal, one in the city limits, and one requiring annexation. Counselor Bredeson stated a declaration of deterioration is necessary before the district plan is started. An eligibility study must be completed in order to draft a declaration of deterioration. Historically, the City has paid for the eligibility studies. Commissioner Crosby recommended urban renewal pay for the eligibility study to facilitate the process. Members of the current City Council have previously been in favor of an East Seltice District but that may be subject to change. Chairman Davis asked about a feasibility study. Bredeson answered that the feasibility study will be part of the district plan. Crosby suggested that Urban Renewal carry out the feasibility study too. Commissioner Coles pointed out the potential need for the annexation property into the city. A lift station will be necessary if the wastewater system is expanded in the area and designed to accommodate future growth. The anticipated location of a lift station is outside of the present city limits. Davis pointed out that if annexation is not a viable option the proposed district boundary should only include properties currently in the city and the potential projects limited accordingly. Crosby added that the district could be created and then expanded if property annexations moved forward. Bredeson stated that a district can be expanded so long as the area added is no more than ten percent of the district's area. Commissioner Fleischman emphasized the importance of knowing what the city's objectives are for the district and focusing on them. It's known that city requirements of property owners desiring to make improvements is a limiting factor for development in the area. Johns will revise the district plan template based upon the updated language included the Downtown and Pleasant View district plans. Davis asked if there was any opposition to a continued effort to create a new district in the area. Crosby responded that it's in line with the very purpose of the commission. Clemensen emphasized that if there's any one area within the city limits that needs "renewal" the East Seltice area is it, with others expressing agreement. Coles voiced that the effort

for a district there may be premature but that it is the best place for one. Johns will engage city staff with a proposed boundary based on the current city limits in the area for the purpose of getting their realistic objectives for projects within the boundary. Once that is accomplished the commission can consider an eligibility report. Coles suggested inviting the city staff and administrators to a meeting with the commission to consider the potential district. The other commissioners voiced agreement. Johns will contact the City Administrator for the purpose of organizing such a meeting.

STAFF REPORT

Johns is meeting with city staff on July 10th to review a reimbursement submittal by GVD/BGI in the Post Falls Technology URD. The district participant has submitted reimbursement cost information to both the City and the Agency. Johns is working on OPA exhibit materials with a representative of the Nonna Building project in the Downtown District. A more detailed draft of the estimated cost information and a map showing the locations of the associated work are progressing.

COMMISSIONER COMMENTS

Commissioner Crosby asked Johns if there was anyone looking at further development in The Post Falls Landing site in the Downtown District. Johns answered that the majority of the area was still in litigation. The Water Tower Lofts project site is ready for development but there has been no activity by the owner.

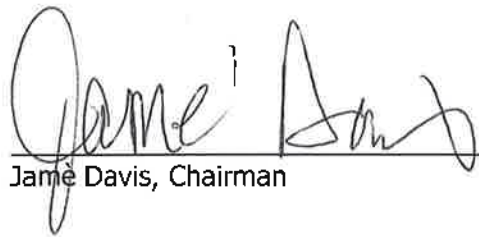
ADJOURNMENT

Davis adjourned the meeting at 9:55 a.m.

Respectfully submitted,



Joseph Johns, Executive Director



Jame Davis, Chairman