



Commission Workshop Agenda  
July 8, 2025 - 9:00 am  
Chamber of Commerce Conference Room  
201 E 4<sup>th</sup> Avenue, Post Falls ID 83854

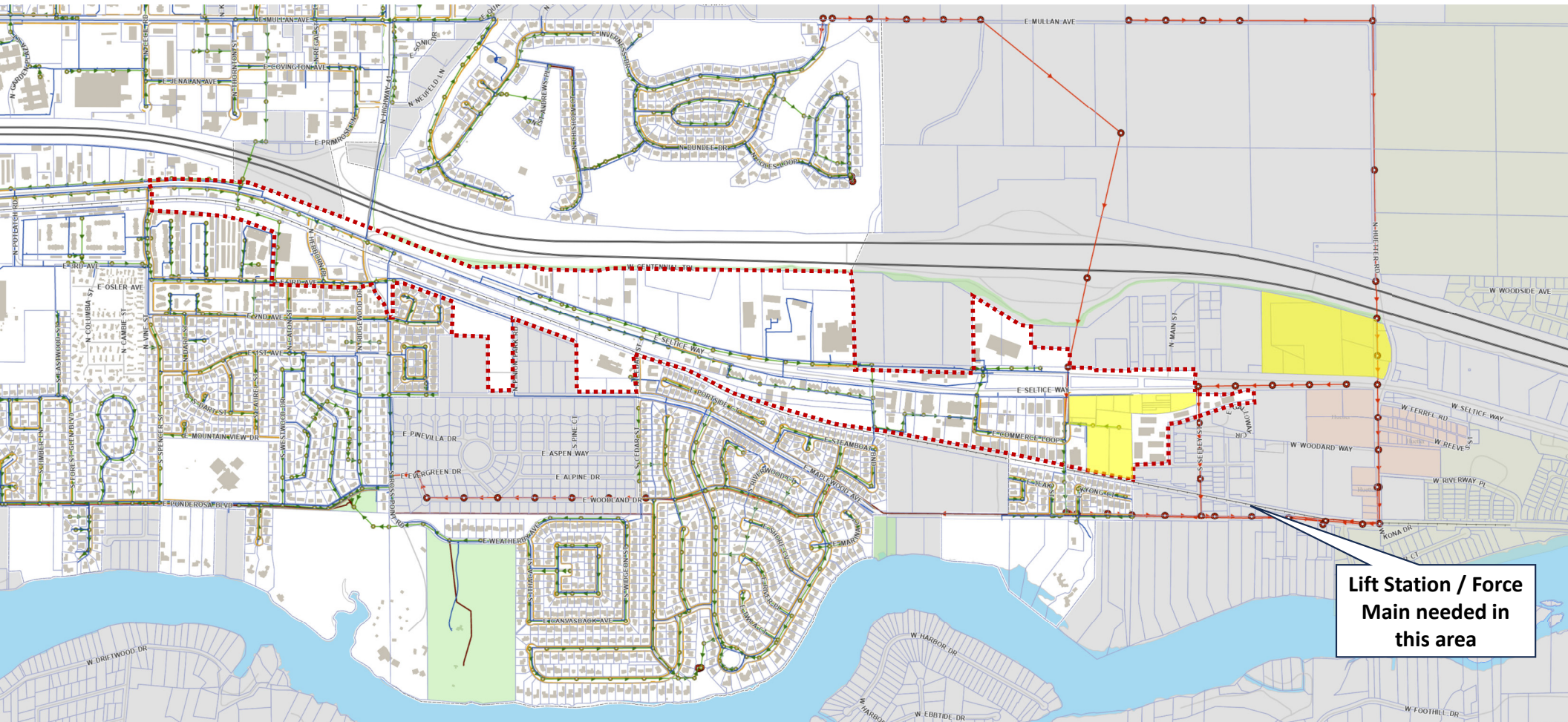
1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comment  
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing 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.

2026 PROPOSED OPERATING BUDGET - POST FALLS URBAN RENEWAL			
URBAN RENEWAL - GENERAL FUND:		Actual	Approved
		FY 2024	Budget
			FY 2025
			Proposed
			Budget
			FY 2026
<b>REVENUES:</b>			
	Tax Increment		
	Post Falls Technology District	\$ 888,228	\$ 1,128,562
	Downtown District	\$ 639,154	\$ 750,361
	Pleasant View District	\$ 11,030	\$ 12,400
	Other Income	\$ 75,000	\$ -
	General Fund Transfer	\$ -	\$ 34,386
	Interest Income	\$ 146,802	\$ 69,600
	<b>TOTAL REVENUES:</b>	<b>\$ 1,760,214</b>	<b>\$ 1,995,308</b>
	<b>Carryover (Post Falls Technology)</b>	<b>\$ 860,489</b>	<b>\$ 1,746,768</b>
	Carryover (Downtown)	\$ -	\$ -
	Carryover (Pleasant View)	\$ -	\$ -
	<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 2,620,703</b>	<b>\$ 3,742,076</b>
<b>EXPENDITURES:</b>			
	Proponent Reimbursement		
	Post Falls Technology District	\$ -	\$ 2,850,330
	Downtown District	\$ 1,048,691	\$ 725,361
	Pleasant View District	\$ -	\$ 12,400
	Debt Repayment	\$ -	\$ -
	Interest Expense	\$ -	\$ -
	<b>Sub-Total Proponent</b>	<b>\$ 1,048,691</b>	<b>\$ 3,588,090</b>
	<b>Agency Operating Expenses</b>		
	1 Audit	\$ 10,290	\$ 12,500
	2 Legal Advertising	\$ 316	\$ 900
	3 Employee Wages	\$ 57,401	\$ 59,046
	4 FICA	\$ 4,390	\$ 4,517
	5 SUTA	\$ 139	\$ 166
	6 PERSI	\$ 6,538	\$ 7,062
	7 Health Benefit	\$ 7,246	\$ 8,400
	8 Engineering Services	\$ 4,000	\$ 9,600
	9 Contract Legal Services	\$ 5,650	\$ 25,000
	10 Other Contract Services	\$ 845	\$ 1,000
	11 Insurance	\$ 3,676	\$ 4,375
	12 Marketing and Education Materials	\$ -	\$ 3,000
	13 Dues and Memberships	\$ 800	\$ 850
	14 Computer Repair and Maintenance	\$ -	\$ 330
	15 Computer Software	\$ 1,267	\$ 1,272
	16 Office Equipment	\$ 1,514	\$ 300
	17 Office Supplies	\$ 218	\$ 425
	18 Postage & Shipping	\$ 66	\$ 73
	19 Printing & Copying	\$ 250	\$ 300
	20 Rent - Space & Equipment	\$ 7,990	\$ 7,990
	21 Telephone and Internet	\$ 384	\$ 240
	22 Meetings	\$ 145	\$ 390
	23 Website Design, Hosting and Maint.	\$ 350	\$ 1,250
	24 Contingency	\$ 300	\$ 5,000
	25 General Fund Carryover	\$ -	\$ -
	<b>Sub-Total Agency</b>	<b>\$ 113,775</b>	<b>\$ 153,986</b>
	<b>Total Expenditures</b>	<b>\$ 1,162,466</b>	<b>\$ 3,742,076</b>
			<b>\$ 5,430,082</b>

# Potential participants (Yellow)



## APPENDIX A – Project Costs

The following Engineer's opinion of probable costs are calculated in <YYYY> dollars:

### Tier 1

Project Name	Description	Estimated Cost, 2020 \$
<Project Name>	<Project Description>	\$<Number>
Frontage Improvements East Seltice Ave North Side	Stormwater, sidewalk, curbing, illumination, signage, etc.	\$<Number>
Frontage Improvements East Seltice Ave South Side	Stormwater, sidewalk, curbing, illumination, signage, etc.	\$<Number>
Waterline Extension	Extend waterline eastward	
*<Location> Lift Station	... lift station construction within EQ Basin(?)	\$<Number>
*<Location>LS-Force Main	...<size> force mains from <location> LS to <location>	\$<Number>
Median Crossing Improvements (?Hwy Dist.)	Stormwater, curbing, illumination, signage, etc.	\$<Number>
<b>TOTAL ESTIMATED COST</b>		<b>\$&lt;Number&gt;</b>

\*<Location> may require property annexation by City of Post Falls

### Tier 2

Project Name	Description	Estimated Cost, 2020 \$
Centennial Trail	ped/bike facilities, etc.	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<b>TOTAL ESTIMATED COST</b>		<b>\$&lt;Number&gt;</b>

### Tier 3

Project Name	Description	Estimated Cost, 2020 \$
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<b>TOTAL ESTIMATED COST</b>		<b>\$&lt;Number&gt;</b>

### Tier 4

POST FALLS  
**Urban Renewal**



**<Name> District**

**Urban Renewal Plan**

<Month> <YYYY>

## POST FALLS URBAN RENEWAL AGENCY

### <Name> District Urban Renewal Plan Contents

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## **B. AGENCY COMMISSIONERS**

Jamè Davis (Chairman), Melissa Hjeltness (Vice-Chairman), Len Crosby (Treasurer), Collin Coles, Christi Fleischman, Eric Clemensen and Pat Leffel.

## **C. DEFINITIONS**

**Act** – Local Economic Development Act (Chapter 29, Title 50 of the Idaho Code), and/or the Urban Renewal Law (Chapter 20, Title 50 of the Idaho Code).

**Agency or U.R.A.** – The Post Falls Urban Renewal Agency created May 7, 1991 by Resolution 91-11.

**Baseline Projection** – A projection based on the assumption that next year's financial status will not change from the financial status of this year. The baseline projection assumes that no new project is developed, and therefore, no new tax increment is added.

**Bonds** - Debt instruments used to finance the cost of an Urban Renewal Project.

**City** – The incorporated City of Post Falls.

**City Council** – The local governing body of the City of Post Falls consisting of the Mayor and six (6) Council Members.

**Comp Plan** – The City of Post Falls Comprehensive Plan adopted in 1995 by Resolution 95-09, revised in 2004 and updated in 2010. The City began updating the Comprehensive Plan in 2017 which was completed and adopted on July 7, 2020 by Resolution 20-07.

**Coverage Ratio** – A margin which is applied to a bond to ensure adequate revenues are available to service the debt secured by the Bond.

**Deteriorated/Deteriorating Area:**



- (1) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
- (2) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.
- (3) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.
- (4) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.
- (5) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development.

Under the Local Economic Development Act, the City Council must find and determine, on the basis of substantial evidence in the record, that the Project area is a “deteriorated area” when adopting an ordinance approving and adopting an Urban Renewal Plan for a Revenue Allocation Area.

**Competitively Disadvantaged Border Community Area** - An area consisting of at least 40 acres which is situated within the boundaries of an incorporated city and within twenty-five (25) miles of state or international border, which the governing body of such incorporated city has determined by ordinance is disadvantaged in its ability to attract business, private investment, or commercial development, as a result of a competitive advantage in the adjacent state or nation resulting from inequities or disparities in comparative sales taxes, income taxes, property taxes, population or unique geographic features.

**Economic Feasibility Study** – The Study that evaluates the financial and economic feasibility of urban renewal projects.

**Foregone Taxes** – Taxes that are voluntarily foregone by a taxing entity to the Urban Renewal Agency for a predetermined period of time.

**Levy Rate** – The rate usually expressed as an amount per \$1,000 of assessed valuation, at which properties are taxed.

**Memorandum of Understanding (MOU)** – An agreement between two (bilateral) or more (multilateral) parties that expresses a convergence of will between the parties, indicating an intended common course of action.

**Owner Participation Agreement (OPA)** – A legal document that forms a Public/Private partnership between the Urban Renewal Agency and one or more private developers for Projects within an Urban Renewal District.

**Project Funding Agreement (PFA)** – <NEW DEFINITION>

**Minor Project Reimbursement Agreement (MPRA)** - <NEW DEFINITION>

**Plan** – or “Urban Renewal Plan” means a plan, as it exists or may from time to time be amended, prepared and approved pursuant to Idaho Code Sections 50-2008 and 50-2906, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

**Project Area** - The <DISTRICT NAME> DISTRICT area as identified in Section 2 of the Plan.

**<DISTRICT NAME> District Urban Renewal Plan** – A plan prepared in accordance with Idaho Code Sections 50-2008 and 50-2905 that describes the process and reasoning for the declaration of the <District Name> District as a Deteriorated Area and/or a Competitively Disadvantaged Border Community Area.

**Proponent** – A private developer who has entered into an OPA with the Urban Renewal Agency for a specific Project within an Urban Renewal District.

**Revenue Allocation Area (RAA)** – All of the properties included in the boundaries of an Urban Renewal District, from which tax increment will be collected as that property is improved and developed over the term of the District.

**Revenue Allocation Financing** – A method of financing urban renewal activities by using property tax revenues generated from increases in assessed valuation within a Revenue Allocation Area.

**Tax Increment Funds** – Principal method of financing public costs or redevelopment. The assessed valuation at the time of adoption of a Revenue Allocation Area, becomes the base year value and is frozen at that level for the purpose of distribution of taxes to the various affected tax entities (excepting schools) over the life of the Urban Renewal Plan. Each fiscal year following the creation of an Urban Renewal Plan and the designation of a Revenue Allocation Area, the taxes generated by the assessed valuation which exceed the base year level (“Tax Increment”) are paid to the Urban Renewal Agency.

**Termination Date** – A specific date no later than twenty (20) years from the effective date of the approval by City Council of an Urban Renewal Plan.

**U.R.A.** – Urban Renewal Agency

**Urban Renewal** – A statutorily authorized process available to Idaho cities and counties to improve deteriorated and economically disadvantaged areas by encouraging private and public development.

**Urban Renewal Area** – A Deteriorated or Deteriorating area or combination thereof designated as being such by the City Council and all of the properties located within the area.

**Urban Renewal District (URD)** – Essentially the same as Revenue Allocation Area, however in cities where there are multiple districts designated by the City Council, these may be referred to as specific Districts with specific names and specific goals. A separate Urban Renewal Plan for each URD or RAA is required to be developed and adopted by the URA, reviewed by the City Planning & Zoning Commission and approved by the City Council.

**Urban Renewal Project (Project)** – A specific project within an approved Urban Renewal District which may include undertakings and activities which support the elimination of deteriorated or deteriorating areas and which prevent the development or spread of slums and blight. Such projects may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.

## **D. PREFACE**

The Urban Renewal Plan proposed within this document follows the guidelines prescribed within Idaho Code for the development of Urban Renewal Areas and Revenue Allocation Districts and is consistent with the goals of the City of Post Falls. Accordingly, this Plan directs use of revenue allocation financing to accomplish the following:

- Eliminate deteriorated or deteriorating areas which constitute a serious growing menace, injurious to the public health, safety, morals and welfare.
- Facilitate proper growth and development in accordance with sound planning principles and local objectives by encouraging private development that eliminates deterioration and economic disuse of property through the removal of a substantial number of deteriorated and deteriorating structures.
- Provide improved traffic facilities including the construction or improvement of streets or roads.
- Provide or improve utilities, public improvements and public services that are currently inadequate, incomplete or non-existent.
- Eliminate underutilized areas which are causing economic under-development in the designated area, substantially impairing the sound growth of the City of Post Falls in general.
- Encourage both private and public development in the Urban Renewal Area in order to diversify and improve the local economy by providing adequate public facilities.
- Accomplish Plan goals in accordance with all appropriate federal, state and local laws.

With these objectives in mind, however it is important for the reader to be aware that the main and over-riding objective of this Urban Renewal Plan is **job creation, economic development and economic diversification**.

A key finding of the Economic Feasibility Study supporting this Urban Renewal Plan is that the public infrastructure improvements set forth in this Plan could, at full development, provide up to **<NUMBER>** new jobs for the citizens of Post Falls.

## SECTION I INTRODUCTION

### <Name> District URBAN RENEWAL PLAN

In 1994, the Idaho Local Economic Development Act was amended by the Idaho State Legislature to provide a new definition of properties and projects which could be considered under the authority of the Local Economic Development Act. The Local Economic Development Act also relies on the Urban Renewal Law, and it is the interplay between the two Acts that empowers Idaho cities and counties to use tax increment financing as a means of authorizing debt to stimulate economic development locally.

Chapter 29, Section 50 of the Idaho Code contains the Local Economic Development Act, which brings the benefits of the Urban Renewal Law to cities that contain areas that are not necessarily blighted, but experience a true disadvantage in attracting business and commerce. The Act provides that in border communities where areas of forty (40) acres or more can be determined to be “competitively disadvantaged,” an Urban Renewal Agency may – with the approval - of the City Council designate the area as a revenue allocation area. This provides funding opportunities through the use of tax increment financing for public improvements which will, pursuant to a specific urban renewal plan, improve and enhance the area and stimulate more commerce and business growth into the area and the community.

The City Council of the City of Post Falls has determined that a specific area referenced within this Plan, the “<Name> District”, meets the definition of being a deteriorated/deteriorating area and also qualifies as a Competitively Disadvantaged Border Community Area. The proposed public improvement Projects envisioned for the <Name> District and designed to overcome the competitive disadvantages are listed in Section 3.

The City of Post Falls, a community with a population of approximately <Number> is located in the panhandle of North Idaho within Kootenai County. Kootenai County is Idaho’s 24<sup>th</sup> largest county in terms of area but is the third most populous county. Post Falls is the <Number> fastest growing city in Idaho and its growth is following the State’s growth projection of <Number text> times the national rate through <Year>. In <Year>, the State’s growth rate was <Number text> times the national growth rate. The western boundary of the City of Post Falls is adjacent to the Idaho/Washington border.- Post Falls is situated in a valley along the Spokane River, and is adjacent to Interstate 90, with Spokane, Washington approximately 20 miles to the west, and Coeur d’Alene, Idaho approximately 3 miles to the east.

Traditionally, Kootenai County’s economy was timber-based. The economy has become more diverse over the past two decades, with an increase in manufacturing, health care, retail, technology and tourism. North Idaho’s transformation to manufacturing and health care from timber and agriculture is reflected in its growing list of dynamic companies calling it home. Not just known for potatoes anymore, Bloomberg rates the State of Idaho as having a 21<sup>st</sup> Century economy, outperforming <CONFIRM> the other 49 states, relying heavily on international trade. Approximately 10.5% <CONFIRM> of all Statewide natural resource employment opportunities still exist within Kootenai County, although these are not currently growth industries for Idaho, the Northwest, or the Nation. The City of Post Falls, along

with North Idaho, is shifting to a manufacturing and industrial base, putting it in competition with Washington State and other Western States. The Spokane metropolitan area, which includes Post Falls and Coeur d'Alene, was ranked #50 of The Best Places for Business and Careers in the 2019 Forbes Magazine.

Migration from larger markets spurred Kootenai County's economic growth from 2003 through 2006 and started back up again in 2016 through the current year, driving demand for homes, recreational properties, and retail goods and services. With the onset of the "Great Recession", economic growth slowed in 2007 through 2015. While growth started back up in 2016, it was at a moderate level of 3 to 5% until the pandemic hit in 2020. The pandemic created a significant desire for both citizens and businesses to relocate to Idaho. The City's growth rate was 8.26% for 2020. During this time, Idaho took the number one spot for economic growth in the 2021 U.S. News Best State ranking. The conditions of living with social distancing and work from home make the City's quality-of-life advantages even stronger. Also, in the U.S. News rankings, Idaho finished with the 10<sup>th</sup> best crime and corrections rankings and the 12<sup>th</sup> highest rating for environmental quality – things like clean air and water. The City is seeing a higher level of site plan reviews and commercial building permits since the early 2000s. Predictions are for this commercial growth to continue. Infrastructure improvements along Highway 41 occurring in 2021 and 2022 are also driving commercial development and predictions of growth for the City. The City continues to update its master plans to include infrastructure development for this future growth.

The area is transitioning from agricultural to higher density residential and commercial uses. Improvement trends have historically been in the low-to-mid-end of the price range of residences in the area, due to the fairly moderate character of the neighborhoods and limited natural features that would attract high-end residences. Most high-end developments in this area are on view sites, around golf courses, or near Lake Coeur d'Alene or the Spokane River.

The <Name> District Project Area is included within the area which has already been designated as Deteriorated and/or Deteriorating and a Competitively Disadvantaged Border Community Area by the City Council of Post Falls. The City Council passed Resolution No. <YY-##> on <MMMMM DD, YYYY> (See Appendix D).

The <Name> District is located in the <southeast> of Post Falls and is approximately <#> miles from the Washington State border. The total Project Area consists of <###> acres. The creation of an Urban Renewal District and the use of Tax Increment Funds is intended to make the Area more competitive by providing a mechanism to reimburse all or part of specific costs of constructing public improvements within the District. These improvements include the expansion of streets and other public improvements which will expand the ability of this Area to service employment growth, job creation and <enter text here>.

The projected costs of each of the specific public improvements to be reimbursed within the District are set out in the Economic Feasibility Study (Section <##>) of this document). It is important to remember that these improvements must be fully paid for, constructed, dedicated to and accepted by the City of

Post Falls prior to any reimbursement from tax increment accruing as a result of the new development experienced in the proposed District. If new development does not produce the anticipated tax increment, those costs will not be reimbursed. There is no liability to the City of Post Falls or the URA if tax increment is not created by new development. Additionally, the reimbursement will cease at the maturity of the proposed District.

North Idaho must provide every available option to attract business and compete with other states and other larger cities in the western United States. This is especially important in attracting tech-based and tech-driven industries. The area proposed in this Plan has the potential to significantly aid the City in this national and regional competition. Improvements to the <Name> District will help provide the stimulus needed to attract the growth and employment base needed by the City.

## **SECTION 2**

### **Boundary Description**

#### **2. BOUNDARY DESCRIPTION**

##### **a. Urban Renewal District Legal Description**

<LEGAL DESCRIPTION>

DRAFT



## **SECTION 3**

### **PROPOSED DEVELOPMENT ACTIONS**

#### **a. General**

The Project Area has been determined to be a Competitively Disadvantaged Border Community Area within a Deteriorated/Deteriorating area and as such adopts the following purposes and major goals for this Plan:

- To stimulate new job creation within the <Name> District as well as enhancing the potential for “spin off” developments within the surrounding community;
- To enhance the potential for underutilized property within the district;
- To create, upgrade and expand public infrastructure and public facilities within the Urban Renewal District;
- To enhance and improve transportation routes and collector streets within the District to enhance future development;
- To strengthen the District and stimulate related commercial development and support within the District;
- To provide commercial and recreational facilities for the residents of Post Falls and visitors.
- To increase the tax base within the District to allow property owners to enjoy lower levy rates in the future; and
- To expand the District’s ability to create increased sales and income taxes.

#### **b. Conformance with State and Local Requirements**

The proposed development area conforms to the 2020 Comprehensive Plan of the City of Post Falls as adopted by the City Council along with all other master planning documents. The URA anticipates that this Plan, upon review by the Post Falls Planning and Zoning Commission, will be found to be in conformance with the City of Post Falls Comprehensive Plan.

The laws of the State of Idaho require an Urban Renewal Plan to be prepared for an area certified as an Urban Renewal Area by the City Council. The <Name> District Plan is submitted as a proposal for an Urban Renewal Plan as required by state law. The City Council has designated this Area as being economically disadvantaged through the adoption of Resolution No <YY-##> (Appendix D).

The Local Economic Development Act provides that a city can declare portions of land within its boundaries as competitively disadvantaged. The City of Post Falls has made that determination, making findings that the proposed Project Area does, indeed, meet the State mandated criteria for said designation.

#### **c. Participation Opportunities**

- The Urban Renewal Agency will work closely with the City of Post Falls to implement key transportation and <enter text> within the proposed District which will support commercial and retail growth and development within the vicinity.

- The Urban Renewal Agency will work closely with the City of Post Falls to assist and participate with the City in the development of pedestrian and bike trails and other recreational improvements, as noted in the Plan.
- Participation opportunities could be developed between the Urban Renewal Agency and land owners who are either in the process of developing, or plan to develop, additional commercial properties located within the District to the extent such opportunities meet the objectives of the Plan and are feasible within the economic and time constraints of the District.

#### **d. Opportunities for Owners and Tenants**

The overall expansion of transportation, sewer and water infrastructure, as planned, will provide new opportunities for existing and future landowners of commercially zoned properties within the District to enable them to develop their property in a more economical manner. This will then provide additional opportunities for existing and future businesses within the City of Post Falls to locate to such facilities and provide a greater range of competition for such tenants.

If owners of existing properties incorporate public improvements in their development plan, the URA could become involved in assisting by either upgrading the utility systems servicing the property or enhancing its access. Expanding commercial development in this Area will provide additional support for existing and future residential development within this section of the City and will provide opportunities for new and existing businesses to consider this Area as a new or expansion location in the City.

Having fully developed building sites in the District with good access and expanded utility service will enable Jobs Plus to expand its recruitment of businesses considering relocation or expansion to North Idaho. It will also enhance Kootenai County's ability to expand the County's employment base well beyond the District itself.

#### **e. Property Acquisition**

Pursuant to Idaho Code Section 50-2007(c), the URA has the legislatively - authorized powers to acquire by purchase, lease, option, gift, grant, bequest, devise, or otherwise, any real property or personal property for its administration purposes, together with any improvements thereon, and to hold, improve, renovate, rehabilitate, clear, or prepare for redevelopment any such property or buildings. In conjunction with the acquisition of a site, the URA shall be required to accommodate the relocation of existing businesses and tenants as set forth in subsection (g) below.

#### **f. Property Management**

The URA may convey property it has acquired for less than market value. The URA may clear or move buildings, structures or improvements from any real property acquired, and the URA may develop a building site by constructing streets, utilities, parks, playgrounds and other public improvements in order to carry out the Urban Renewal Plan. The URA may acquire land or other public improvements and construct facilities within and/or outside the Project Area if it can determine that the improvements

are of benefit to the Plan Area. However, the URA shall not pay for maintenance or operation of said improvements. If the URA acquires any properties, they will be managed in a prudent and businesslike manner.

#### **g. Relocation of Business, Persons and Others**

If, as a result of pursuing this Plan, individuals, families, businesses, non-profit organizations or others are required to relocate, the URA shall prepare a plan for the relocation of same. The URA shall be responsible to assist those individuals and entities in full accordance with state and federal statutes, including finding a new location and providing required relocation payments.

#### **h. Project Priorities**

Due to the inherent difficulty of projecting future levy rates, future absorption rates and future costs of construction, the Agency also reserves the right to change funding amounts, retain flexibility in funding portions of the Plan to best meet the needs of the District and alter the scope and location of proposed public improvements to better support new development as it occurs.

The Feasibility Study (tables <Number> and <Number> on Pages 11 and 12) identified and described a list of “unfunded” infrastructure improvements in the total amount of \$<Number> as set forth in the Tier <Number> and Tier <Number> Project list. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts projected in the Study for the purpose of funding the additional identified Projects and improvements. The projections in the Study are based on reasonable assumptions and existing market conditions. However, should the Project Area result in greater than anticipated revenues, the Agency specifically reserves the ability to fund the additional activities and Projects identified in the Tier <Number> and Tier <Number> Project list. Further, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified, including but not limited to owner participation agreements and disposition and development agreements. The Agency may also re-prioritize projects in the Priority Project lists pursuant to market conditions, Project timing, funding availability, etc., as more specifically detailed in the annual budget of the Agency.

The proposed timing for the public improvements may have to be adjusted depending upon the availability of some of the funds and the Agency’s ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code §50-2903A.**

Appendix A lists those public improvements the Agency intends to construct or fund through the term of the Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract, public bidding or by an agreement between the developer/owner and the Agency. The listing of public improvements does not commit the Agency, City or other public entity, to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursements with the developer and/or public

entities. This Plan does not financially bind or obligate the Agency to any Project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain Projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board. The proposed location and siting of the proposed public infrastructure and other improvement Projects in the Project Area are generally shown in Appendix A recognizing that the specific location of the Projects will depend on the type and timing of development. The change in the location of the improvements shown in Appendix A does not constitute a modification of the Plan under Idaho Code §-50-2903A.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development or redevelopment, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. Where applicable, the Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those improvements identified in Appendix A first, in conjunction with private development within the Project Area generating the increment as identified in Appendix A.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of Urban Renewal Projects pursuant to the Plan.

#### **i. Owner Participation Agreements**

The Owner Participation Agreement (OPA) is a legal document that forms a Public/Private partnership between the Urban Renewal Agency and one or more private developers within an Urban Renewal District. OPAs are used by the URA when entering into an agreement with a private developer for a specific project or public improvement within an Urban Renewal District. The URA may enter into OPAs with several developers within a District or require multiple participants to enter into separate agreements between themselves and the URA regarding the use, reimbursement priority and percentages of reimbursement available from tax increment generated by new development within a District.

The Agency's form OPAs are included as Appendix H and Appendix I. The OPAs require the participant to own or control real estate within the boundaries of the Urban Renewal District and construct specific public infrastructure improvements as set forth in this Plan and as approved by the City of Post Falls. The proponent must pay for the improvements and they must be completed, dedicated to and accepted by the City of Post Falls.

In the OPA, the URA agrees to reimburse specific costs for public infrastructure improvements, once completed and dedicated to the City, by allocating all or a portion of the increase in tax increment

accruing from new development to such reimbursement. Infrastructure costs must be documented and reviewed by a third-party engineering firm employed by the URA prior to payment.

The URA's commitment to reimburse a proponent's cost for public infrastructure improvements is entirely contingent on the amount of tax increment generated within the District and expires upon the maturity of the District. Within the OPA, the URA sets the percentage of costs that may be reimbursed from tax increment, based on the type of new development (industrial, technical, commercial and residential). These percentages may range from 100% to 25% with higher percentages allocated to development which supports job growth and economic development.

In specific situations, the City of Post Falls may act in the capacity of a proponent to the extent the City makes public improvements set forth in the Plan. The URA may enter into a proponent agreement or Memorandum of Understanding (MOU) to reimburse the City for its direct costs associated with the construction of such improvements.

**j. Minor Project Reimbursement Agreements** <ENTER DESCRIPTION – NEEDED?>

## SECTION 4

### USES PERMITTED IN PROJECT AREA

#### **a. Comprehensive and Urban Renewal Plans**

The primary objectives for the Urban Renewal Agency are to improve the quality of life, bring economic vitality and improve the aesthetics of the <Name> District through development and redevelopment. There are <Number text> differing sets of land use issues involved in this Plan. The first set deals with the designated or planned land uses of the City of Post Falls' Comprehensive Plan and the second set revolves around existing non-conforming land uses (uses which don't conform to the zoning regulations or planned uses within the Comprehensive Plan).

#### **b. Designated Land Uses of the Comprehensive Plan**

The Urban Renewal District land uses are consistent with the City Center Master Plan Addendum and the Post Falls Comprehensive Plan. If the necessary resources are available, the Urban Renewal Agency will assist any project that desires support, but that project must be consistent with this Urban Renewal Plan and the Comprehensive Plan of the City. The following is a list of the land uses in the Urban Renewal Plan as they are described in the Comprehensive Plan. All proposed uses must comply with the appropriate land use designation in which it will be located.

##### **(1) Regional/Community Commercial/Office/Manufacturing**

Compatible land uses within the Project Area are to be consistent with the Future Land Use Map of the Comprehensive Plan and the applied zoning district. The intent is to create a mixture of office, retail and service commercial uses as well as other supporting development to compliment this objective.

##### **(2) Public Rights-of-Way**

As the District is in an area of transition from rural to urban, the public infrastructure needed for utilities, transportation, bike and pedestrian and other public urban infrastructure is required to create an attractive vibrant economic area of the community. Without adequate infrastructure, the area will not be able to reach its economic development potential.

The Urban Renewal Agency deems the creation of a good quality of life for Post Falls citizens and providing associated infrastructure needs as being critical to the attraction of new business and development. The Agency intends to use its resources, plus any additional assistance, which may be derived from any other public or private source for the completion of this critical component.

### **(3) Interim Uses**

There may be a need for the temporary use of vacant properties and/or structures within the Project Area. If these uses are to be supported and/or assisted by the Urban Renewal Agency, they shall be compatible with the current zoning and land use designation of the Comprehensive Plan.

### **(4) Nonconforming uses and inconsistent land uses**

Uses which do not conform to the <Name> District Urban Renewal Plan and/or the City of Post Falls Comprehensive Plan and/or zoning district are not eligible for support or assistance from the Urban Renewal Agency.

## **c. General Controls and Limitations**

### **(1) Construction**

All construction which is funded or partially funded by the Urban Renewal Agency as a part of this Plan will be required to meet all applicable City and State specifications. In addition, each Project must meet any requirements established by the URA as a condition of assistance. Such requirements may be in the form of additional performance and development standards. Construction may be by the Agency independently, or in conjunction with any other public agency.

### **(2) Rehabilitation and Retention of Property**

Rehabilitation of dilapidated commercial structures and/or sites is an objective of the URA, in as much as the use of the structure complies with the Plan and revenues are available for assistance. Except in extenuating circumstances, ownership retention will always be a priority for most projects undertaken by the URA.

## SECTION 5

### PROJECT FINANCING METHODS

Based upon the Project Financing Methods discussed below, it is not anticipated that the <Name> District will have any remaining assets on the Termination Date. Provided however, nothing herein shall prevent the Agency from retaining assets or revenues generated from such assets as long as the Agency shall have resources other than Tax Increment Funds to operate and manage such assets.

#### **a. General Description of Financing Methodology**

State law provides that urban renewal agencies have the power to finance urban renewal and redevelopment activities and related costs. Agencies can issue both short and long term debt secured by existing and projected revenues. The debt of an urban renewal agency can be its own, or, it can include any assignments of revenues from others. For the most part, urban renewal agencies utilize tax increment financing (TIF) as a key financing tool. However, Idaho Code Section 50-2007(f) allows other financing mechanisms as well. The following are merely illustrative, and is not an all-inclusive list, nor do they bind the Urban Renewal Agency to use one or any of the following financing mechanisms:

- Loans and Bonds
- Advances
- Grants
- Contributions
- Any other forms of financial assistance from public or private sources

The urban renewal agency is authorized to finance the public improvements set forth in this Plan with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), State of Idaho, Federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The urban renewal agency is also authorized to obtain advances, lines of credit, borrow funds create indebtedness and use any other lawful sources of financing in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the urban renewal agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities. As allowed by law and subject to restrictions as are imposed by law, the urban renewal agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the public improvements set forth in this Plan.



Neither the members of the urban renewal agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The urban renewal agency shall implement revenue allocation financing provisions as authorized by the Act effective upon the approval of this Plan by the City Council and provide notification as required by the Act. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area shown and described in this Plan. The urban renewal agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The urban renewal agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of this urban renewal project.

The urban renewal agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the urban renewal agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or notes or bonds issued by the urban renewal agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more of the Urban Renewal Projects listed in this Plan. The urban renewal agency may consider a note or line of credit issued by a bank or lending institution premised upon the future collection of revenue allocation funds generated by a substantial private development contemplated by the attached Feasibility Study, which would allow the urban renewal agency to more quickly fund the public improvements contemplated by this Plan. Advanced funding and completion of the public improvements set forth in this Plan which are financed by a proponent or developer in anticipation of reimbursement from the tax increment generated by the improvements could achieve the same purpose.

Upon enactment of a City Council ordinance adopting the revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The urban renewal agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of the Urban Renewal Projects set forth in this Plan, as the urban renewal agency may determine by resolution or resolutions of its Board.

A listing of the proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, projected fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan. This statement necessarily incorporates estimates and projections based on the current market conditions and present knowledge and expectations of the urban renewal agency and its consultants. The urban renewal agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies and unknown future costs. The urban renewal agency's revenue and the ability to fund reimbursement of eligible Project Costs shall be more specifically detailed in the agency's annual budgets over the term of this Plan.

Tax increment revenues will continue to be allocated to the urban renewal agency until termination of the revenue allocation area as set forth in this Plan. The attached Feasibility Study incorporates estimates and projections based on the present knowledge and expectations of the urban renewal agency and its consultants, concerning the length of time to complete the improvements and estimated future revenues. Completion of the public improvements set forth in this Plan may take longer to complete, depending on the significance and timeliness of new development within the proposed urban renewal district. Alternatively, the proposed public improvements may be completed earlier if revenue allocation proceeds are greater than projected or the urban renewal agency obtains additional funds.

## **b. Loans and Bonds**

### **(1) Tax Increment Funds**

Tax increment financing is the principal method of financing the public costs of redevelopment. “Ad Valorem” property taxes generated from the increase in assessed valuation of property values, created by new development within a specified project area, is the major source of tax increment revenue. The assessed valuation at the time of adoption of the urban renewal plan becomes the base year value and is frozen at that level for the purpose of distribution of taxes to the various affected taxing entities (except schools). Each fiscal year, following the adoption of an urban renewal plan, the taxes generated by the assessed valuation that exceeds the base year level (known as tax increment) is paid to the urban renewal agency. The URA in turn utilizes these funds for the repayment of debt incurred by the URA in connection with redeveloping the project area.

When an urban renewal project is approved, there isn’t any tax increment immediately available to the agency. The fiscal year following the adoption of the project there is an opportunity for some tax increment to be generated, but only if the assessed valuation of the area has increased from the prior year.

Normally very little funding is available within the first few years of a project. Therefore, funding for the initial cost of a project and the costs of implementation must be provided from other sources.

### **(2) Loans**

The urban renewal agency may negotiate long or short term loans to fund the public improvements set forth in this Plan. The loans may be secured by the current or projected stream of revenue received from the tax increment funds provided by new development within an urban renewal district. The loan or loans must be fully repaid prior to the maturity date of the urban renewal district.

### **(3) Bonds or Bond Anticipation Notes**

The urban renewal agency may sell tax exempt bonds to finance the public improvements set forth in this Plan. The bonds must be fully repaid prior to the maturity date of the urban renewal district.

The urban renewal agency may also consider the use of bond anticipation notes. Such notes may be utilized when an agency needs to raise higher levels of financing than the current tax increment may support. These notes can provide funding which can encourage private development in the early stages of the project when “seed” capital is needed most. The basic assumption of note financing is that tax increments will grow substantially over several years, due in part or whole to the construction of the public improvements funded by the note proceeds, and that the increased tax increment will allow the agency to repay the notes by securing a loan or selling bonds. Bond anticipation notes can be negotiated with interest only payments for the short duration of the financing term, with all principal coming due in anticipation of a fully amortized standard loan or bond financing.

#### **(4) 63 – 20 Financing**

An alternative method of obtaining tax-exempt financing is available under the Internal Revenue Code. This method of financing is commonly referred to as “63-20” financing. The term “63-20” comes from the Department of Treasury Revenue Ruling 63-20 which first described and authorized this type of tax-exempt financing (in 1963). Revenue Procedure 82-26 compiles all of the interpretations and expansions of Revenue Ruling 63-20.

In a 63-20 financing, a nonprofit corporation may issue tax-exempt debt for the purpose of financing facilities as long as certain requirements are met. The most well-known requirement is that title to the facilities must be transferred to a governmental entity when the debt is retired. Interest on a 63-20 debt is exempt from federal income taxation. Therefore, the cost of capital is lower than it would be in the conventional capital markets.

Historically, 63-20 debt was primarily used for nonprofit corporations, qualified under Section 501(c) (3) of the Internal Revenue Code, to access the tax-exempt bond market. 63-20 debt is sold as tax-exempt bonds generally in the same financial markets as governmental tax-exempt bonds. The interest rates may be comparable, depending upon the credit strength of the collateral security.

### **c. Grants**

#### **(1) Community Development Block Grants**

The Community Development Block Grants (CDBG) program replaced a number of specific aid programs (such as the former federal Urban Renewal program) to allow local communities broader discretion in the administration of community development funds. Eligible activities include acquisition of property, clearance and demolition, relocation, public facilities and historic preservation. The funds must be targeted to specific areas to benefit low and moderate income persons or to eliminate slums and blight. CDBG funds are widely used throughout the state for economic development.

#### **(2) Opportunity Fund**

The Idaho Opportunity Fund (IOF) is a discretionary grant program that was established in 2013 with the intent of serving as a “deal closing fund” to strengthen Idaho’s competitive ability to

support expansion of existing Idaho businesses and recruit new companies to the state, ultimately creating new jobs and economic growth in Idaho. Beyond the requirements of other grant programs offered through the state of Idaho, the Idaho Opportunity Fund requires three key components:

- (a) Eligible Applicants: Idaho local governments (cities, counties, towns, etc.).
- (b) Eligible Projects: Costs that are incurred with the purpose to retain, expand or attract jobs to the State of Idaho. Projects include construction of, or improvements to, new or existing water, sewer, gas or electricity utility systems, construction, upgrade or renovation of other infrastructure related items including, but not limited to, railroads, broadband, parking lots, roads or other public costs that are directly related to specific job creation or expansion projects.
- (c) Community Match: The local government must be able to provide an allowable match in a negotiated amount that represents a material commitment from the local government that is commensurate with the local government's financial condition.

### **(3) Federal Economic Development Assistance (EDA) Grant**

EDA's Public Works and Economic Adjustment Assistance (EAA) programs provide economically distressed communities and regions with comprehensive and flexible resources to address a wide variety of economic needs. Projects funded by these programs will support projects leading to the creation and retention of jobs and increased private investment, advancing innovation, enhancing the manufacturing capacities of regions, providing workforce development opportunities, and growing ecosystems that attract foreign direct investment.

There are no submission deadlines for these grants. Applications are accepted on an ongoing basis.

#### **d. Other financing options:**

##### **(1) Local Improvement Districts**

Local Improvement Districts (LID) have been used to fund public improvements that benefit private development. LID's place upon the benefited property the costs which are not borne by the urban renewal agency (or city). The State of Idaho has determined that LID's are a legal means for a city to fund such improvements. Formation of an LID requires the approval of a majority of the property owners in the affected area. The costs of the improvements are determined, and each property is assigned its prorated share. The LID expenses are paid off via the tax rolls over a predetermined period of time (usually 15 to 20 years).

##### **(2) Tax Increment Guarantees**

The willingness, or ability, of an urban renewal agency to incur project financial obligations for a specific development MUST be based on a realistic and conservative projection that the development will produce tax increments in a certain amount, within a definite period of time to fully repay the debt. As an inducement to the urban renewal agency to proceed with its part of the development activities, such as paying for the costs of public facilities to serve the development, a developer may agree to guarantee to the URA the receipt of tax increments from the development in the amount and by the time projected.

### **(3) Certificates of Participation**

Certificates of Participation (COP's) provide long term financing through a lease with an option to purchase (also called a conditional sale agreement). This financing method is used for long term financing of major projects such as public facilities, parking garages, and recreational activities. Where applicable, this financing method can also be used to finance the acquisition of motorized equipment, communications equipment, computers, and other major items of equipment.

When a public sale of a lease, or COP's in a lease, is planned the principle parties include:

- The public agency
- A bank, financial institution or lender (buys the present value of future lease payments)
- Purchasers or investors (purchase the COP's)
- A trustee (holds security for payment of lease – if any)
- An escrow agency (the trustee may also be the escrow agency)

Lease agreements are for one year at a time resulting in the COP's commanding a higher interest rate. The URA would also have to comply with state public bidding for construction laws, usury and legal interest rate laws authorizing the lease and disclosure requirements.

### **(4) Joint Powers Authority**

By agreement multiple public entities with common powers may form a Joint Powers Authority (J.P.A.) when it is to the advantage of those agencies to consolidate their forces to construct a public use facility or issue debt for public purposes that when done separately would be less advantageous. A joint exercise of power agreement must be approved by the participating entities in order to utilize a J.P.A. The security of any issue of a J.P.A. will depend upon the existing or projected cash flows, reserves, and other capital resources of the participating agencies and the approved obligations of each agency. In some cases it may be advantageous for the URA to form a J.P.A. before debt obligations are approved by the individual agencies.

The Post Falls Urban Renewal Agency has a long history of successful operation and has operational funding available in its General Fund. The Agency has consistently required Proponents and developers within its Urban Renewal Districts to pay for required public improvements, to have the City of Post Falls approve the construction of the public improvements, and to require that those improvements be dedicated to, and accepted by, the City prior to receiving any reimbursement from tax increment created by new development within the District. Reimbursement of Proponent costs for the dedicated public improvements is fully contingent upon the generation of tax increment by new development within and over the life of the Urban Renewal District.

This is a conservative and prudent approach to the use of urban renewal and has served the Post Falls URA well over its many years of operation. As a District matures and has a consistent record of generating tax increment, which can be accurately forecast into the future, the Post Falls Urban Renewal Agency has issued Tax Anticipation Bonds and has secured standard bank financing for certain projects, but only when such projects can be conservatively forecast to fully repay any outstanding debt.

The Post Falls URA intends to take this conservative approach to financing for all of the proposed public infrastructure improvements planned for the <Name> District. This section of the Plan is intended to illustrate the options available to the Urban Renewal Agency for financing planned improvements; however, the use of many of these options is not anticipated.

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## **SECTION 6**

### **REVENUE ALLOCATION AREA**

- a. Revenue Allocation Area Legal Description**
- b. Revenue Allocation Area Map**

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**LEGAL DESCRIPTION**  
**URBAN RENEWAL DISTRICT**

a. THE REVENUE ALLOCATION AREA FOR THE **<NAME>** URBAN RENEWAL PROJECT AREA AS DEFINED BY THE FOLLOWING DESCRIBED BOUNDARY:

**<LEGAL DESCRIPTION>**

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## Affected Agencies

The following is a list of agencies which are affected by the “<Name> District Urban Renewal Plan”.

1. City of Post Falls
2. Post Falls School District #273
3. Kootenai County
4. North Idaho College
5. ~~Kootenai County Fire & Rescue (opt-in?)~~
6. Post Falls Highway District
7. Community Library
8. ~~Kootenai Emergency Management Services- (opt-in?)~~

Pursuant to Idaho Code §50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.

Recent changes in Idaho tax law have neutralized the benefits and drawbacks to the creation of Tax Allocation Districts and Urban Renewal Districts. Currently, the budgets of public agencies are restricted to 3% annual growth from property taxes. At the maturity of an Urban Renewal District, the full <Revise?> amount of the tax increment generated over the life of the District is reallocated to the individual taxing entities.

The Post Falls Urban Renewal Commission has successfully closed <Number text> urban renewal districts. Each of these districts was closed prior <Revise?> to its maturity date and the tax revenues derived from the increased development created within each of those districts, totaling \$<Number> per year returned to the taxing entities. The taxable value of the properties located within those four urban renewal districts had an average increase of <Number>% over the base value at the time each of the Districts was created.

The Chart below shows the base taxable value for each of the urban renewal Districts that the Post Falls Urban Renewal Commission has closed, the taxable value at the time the Districts were closed, and the increase in taxable value created by new development stimulated by the public improvements within those Districts. The Chart also shows the annual tax revenue available to the taxing entities at the time each District was closed:

District	Base Value	Increase in Value	Total Taxable Value	% Increase	Annual Tax Revenue
W. Seltice	\$ 9,451,302	\$55,571,328	\$65,022,630	588%	\$1,019,516
Riverbend	\$ 3,785,643	\$56,694,325	\$60,479,968	1,497%	\$ 810,119
City Center	\$14,155,097	\$40,350,220	\$54,505,317	285%	\$ 515,016
W. Seltice II	\$ 1,719,589	\$33,718,921	\$35,438,510	1,961%	\$ 342,053
Expo	\$ 4,716,720				

Center Point	\$ 1,395,916				
East Post Falls	\$62,413,796				

<Update Table>

In addition, as each district was closed a rebate of prior year's tax increment received by the URA, but not used ranging from several hundred thousand to several million dollars in tax increment collected by the URA was returned to the taxing entities upon the closing of each District.

The tax increment derived from new development within closed Urban Renewal Districts has allowed the various taxing entities to reduce their tax levy rates providing lower property taxes to the citizens of the City of Post Falls, those being served by the other taxing entities and to the citizens of Kootenai County.

## SECTION 7 ACTIONS BY CITY COUNCIL

Pursuant to Idaho Code Section 50-2015, the City shall aid and cooperate with the URA in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes and objectives of this Plan. Urban Renewal is both a public / private partnership to support growth and economic development and a direct partnership between the City and the Urban Renewal Agency to expand the City's economic base, create jobs and improve public infrastructure.

The City and the Urban Renewal Agency have a consistent and successful record of partnership resulting in a number of major public infrastructure improvements, including the Greensferry Overpass. Within the context of the proposed new Urban Renewal District, the City will agree to assist and support the URA in preventing and eliminating the spread and/or recurrence of conditions causing blight in the proposed District.

Actions by the City shall include, but are not limited to, the following:

- Reviewing and approving this Urban Renewal Plan.
- Following Planning & Zoning Commission review and City Council review, acceptance and adoption of the Plan, making such findings and taking such actions as are required to create the proposed Urban Renewal District.
- Initiating and completing those proceedings necessary for changes in improvements in private and publicly owned utilities within or affecting the Project Area.
- Revising of zoning or other standards (if necessary) within the Project Area to permit the development authorized by this Plan.

- Imposition, wherever necessary, through the use of special use permits or other means of appropriate controls within the limits of this Plan upon parcels of land within the Project Area to ensure their proper development and use.
- Where possible, preservation of historical sites shall have a high priority in achieving development objectives.
- Performance of the above actions and all other functions and services relating to public health, safety, and physical development normally rendered in accordance with the schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- If necessary, institution and completion of proceedings for the establishment of a Local Improvement District, or districts under Chapter 17, Title 50, Idaho Code.
- Administration of Community Development Block Grants and / or other state / federal funds that may be available and are used for the purposes of this Plan.
- The undertaking and completion of any other proceedings necessary to carry out the Plan including but not limited to authorizing the Agency to fully utilize whatever eminent domain powers it has given the recent legislative amendments to Idaho Code Sections 7-701A and 50-2010, or utilizing the City's own eminent domain powers.
- Entering into appropriate agreements with the URA for administration, supporting services, funding sources, and other similar needs.
- The actions listed above which are to be taken by the City do not constitute any commitment for financial outlay by the City.

## **SECTION 8 ENFORCEMENT**

The enforcement and administration of this Plan, including the preparation and execution of all documents used for the implementation of the Plan, shall be performed by the URA and/or the City of Post Falls. The provisions of the <Name> District Plan and other documents used pursuant to this Plan may also be enforced by legal proceedings instituted by either the City or the URA. Remedies include, but are not limited to the following:

- Specific performance
- Damages
- Injunctions
- Other appropriate remedies

## **SECTION 9**

### **PLAN DURATION**

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code § 50-2904. The revenue allocation authority will expire on <MMMM DD, YYYY>, except for any revenue allocation proceeds received in the calendar year <YYYY>, as contemplated by Idaho Code § 50-2905(7).

## SECTION 10

### PLAN AMENDMENT PROCEDURES

The <Name> District Plan is subject to the plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by a City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall be reset to the then current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream. Should the Agency have any outstanding financial obligations, the City shall not adopt an ordinance modifying this Plan unless written consent has been obtained by any creditors, including but not limited to developers who have entered into reimbursement agreements with the Agency.

A modification shall not be deemed to occur when "there is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the Agency." Idaho Code § 50-2903A (1)(a)(i). Annual adjustments as more specifically set forth in the Agency's annual budget will be required to account for more/less estimated revenue and project timing without increasing the use of revenues allocated to the Agency pursuant to Idaho Code Section 50-2908 as a result of this Plan and the RAA. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.

Where a proposed modification substantially alters the adopted Plan, the modifications must be approved by the Urban Renewal Agency, the City Planning and Zoning Commission and the City Council in the same manner as the original Plan. Substantial changes for Council purposes shall include revisions to the following:

- Project area boundaries
- Permitted land uses
- Land Acquisition
- Changes to plan objectives

**SECTION 11**  
**ECONOMIC FEASIBILITY STUDY**

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## **APPENDICES**

**Appendix A** – Project Costs

**Appendix B** – Idaho Code Section 50-2008

**Appendix C** – Notice of Public Hearing(s)

**Appendix D** – Resolution of Finding of Disadvantaged Border Community Area

**Appendix E** – Resolution Establishing Plan and Increment Area

**Appendix F** – Setting Public Hearing on Adoption of the District

**Appendix G** – Ordinance Adopting the Urban Renewal Plan and District Map

**Appendix H** – Owner Participation & Reimbursement Agreement (Formation of a Plan & District)

**Appendix I** – Owner Participation & Reimbursement Agreement (Existing Plan & District)

**Appendix J** – Public Meetings Discussions and Related Press Articles



## APPENDIX A – Project Costs

The following Engineer's opinion of probable costs are calculated in <YYYY> dollars:

### Tier 1

Project Name	Description	Estimated Cost, 2020 \$
<Project Name>	<Project Description>	\$<Number>
Frontage Improvements East Seltice Ave North Side	Stormwater, sidewalk, curbing, illumination, signage, etc.	\$<Number>
Frontage Improvements East Seltice Ave South Side	Stormwater, sidewalk, curbing, illumination, signage, etc.	\$<Number>
Waterline Extension	Extend waterline eastward	
*<Location> Lift Station	... lift station construction within EQ Basin(?)	\$<Number>
*<Location>LS-Force Main	...<size> force mains from <location> LS to <location>	\$<Number>
Median Crossing Improvements (?Hwy Dist.)	Stormwater, curbing, illumination, signage, etc.	\$<Number>
<b>TOTAL ESTIMATED COST</b>		<b>\$&lt;Number&gt;</b>

\*<Location> may require property annexation by City of Post Falls

### Tier 2

Project Name	Description	Estimated Cost, 2020 \$
Centennial Trail	ped/bike facilities, etc.	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<b>TOTAL ESTIMATED COST</b>		<b>\$&lt;Number&gt;</b>

### Tier 3

Project Name	Description	Estimated Cost, 2020 \$
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<b>TOTAL ESTIMATED COST</b>		<b>\$&lt;Number&gt;</b>

### Tier 4

Project Name	Description	Estimated Cost, 2020 \$
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
<Project Name>	<Project Description>	\$<Number>
TOTAL ESTIMATED COST		\$<Number>

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## **APPENDIX B – Idaho Code Section 50-2008**

### **TITLE 50 MUNICIPAL CORPORATIONS CHAPTER 20 URBAN RENEWAL LAW**

50-2008. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT. (a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot

layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section [50-2905](#), Idaho Code.

History:

[50-2008, added 1965, ch. 246, sec. 8, p. 600; am. 2011, ch. 317, sec. 3, p. 914.]

**Appendix C – Notices of Public Hearing re: Comprehensive Plan Amendments,  
Zoning Ordinance Amendments and Annexation**

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## **Appendix D - Resolutions re: Deterioration and Competitively Disadvantaged Border Community Area**

1. Agency Resolution <YYYY-##> – <MM/DD/YY>
2. City Resolution <YYYY-##> – <MM/DD/YY>

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## Appendix E – Resolution Establishing Plan and Revenue Allocation Area

1. Agency Resolution <YYYY-##> – <MM/DD/YY>
2. P&Z Resolution <YYYY-##> Determining conformity of the Plan with the City of Post Falls Comprehensive Plan – <MM/DD/YY>

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## Appendix F – Notice of Public Hearing on Adoption of the District

1. City Council – <MM/DD/YY>

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## Appendix G – Ordinance Adopting the Urban Renewal Plan and District Map

1. Ordinance No. 1415 - <MM/DD/YY>

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**Appendix H – Owner Participation & Reimbursement Agreement  
(Formation of a Plan and District)**

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**Appendix I – Owner Participation & Reimbursement Agreement  
(Existing Plan and District)**

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## Appendix J -Public Meetings Discussion & Related Press Articles

Below are meeting dates where the <District Name> Urban Renewal District was discussed and related articles that were printed in the Coeur d'Alene Press:

- |          |   |
|----------|---|
| 11/09/21 | URA District Review Committee – Executive Director Fountain informed the committee a property owner intends to move forward with new URD along East Seltice and Huetter Road consisting of mostly water and sewer improvements. |
| 11/30/21 | URA Strategic Planning Session – East Seltice vicinity discussed as potential location of new URD.  |
| 02/03/22 | URA Commission Workshop – Property owner requesting discussion of new East Seltice URD. Commission responds annexation is necessary before further consideration of matter.   |
| 03/05/24 | Joint Workshop with City Council and Urban Renewal Commission – Potential Future Districts general discussion item. East Seltice vicinity is an area for consideration.   |
| 11/19/24 | Joint Workshop with City Council and Urban Renewal Commission – Increased development activity occurring in East Seltice vicinity. East Seltice seen as best option after discussion of multiple areas.                         |

xx/xx/xx	x
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### CDA Press Articles:

xx/xx/xx	x
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