POST FALLS
Urban Renewal

Post Falls Urban Renewal Agency
July 16, 2026 Meeting
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call and Pledge of Allegiance

2. Ceremonies, Appointments and Announcements

3. Conflict Disclosure

4. Consent Calendar **ACTION ITEMS**
    a. Commission Minutes, May 21, 2026
    b. Communication, Property & Personnel Committee Minutes, May 21, 2026
    c. Finance & Policy Committee Minutes, June 18, 2026
    d. Commission Workshop Minutes, July 7, 2026
    e. Payables
    f. Bank Activity Report
    g. Financial Reports

5. Committee Updates
    a. Finance and Policy – Crosby
    b. District Review - Fleischman
    c. Communications, Property & Personnel - Clemensen

6. Citizen Comments
   This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.

7. Unfinished Business
    a. Annual Administrative Fee Proposal – FY 2027 **ACTION ITEM**
    b. Welch-Comer Amended Task Order #26-01 – Beyond Green, Inc. (PF Technology) **ACTION ITEM**
    c. Order of Approval – Beyond Green, Inc. (PF Technology) **ACTION ITEM**

8. New Business

9. Staff Report and Updates

10. Commissioner Comments

11. Chairman Comments

12. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

POST FALLS URBAN RENEWAL MINUTES
July 16, 2026

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE
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 Len Crosby, Collin Coles, Pat Leffel, Joe Rodriguez and Dominic Parmentier. Commissioner Eric Clemensen was absent. Counselor Pete Bredeson and Matt Gillis were also present. Fleischman led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS
None

CONFLICT DISCLOSURE
None

CONSENT CALENDAR

Johns introduced the Consent Calendar. Item A in the Consent Calendar is the Commission Meeting Minutes, May 21, 2026

Item B is the Communication, Property & Personnel Committee Meeting Minutes, May 21, 2026

Item C is the Finance & Policy Committee Minutes, June 18, 2026

Item D is the Commission Workshop Minutes, July 7, 2026

Item E is the payables for this month totaling $8,948.83.

Item F is the Bank Activity Report which shows total funds in all accounts of $5,391,427.94 and accrued interest for the month of $12,497.63.

Item G is the financial reports as of June 30th.

June payables were included for ratification purposes only due to the cancellation of the June Commission meeting.

Approval of the consent calendar will authorize a transfer of $8,948.83 to the First Interstate Checking Account for the monthly payables and $12,497.63 accrued interest to the General Fund

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Crosby. Roll Call Vote: Leffel – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

COMMITTEE UPDATES
Finance & Policy – Crosby: Reviewed and clarified the FY27 Budget prior to the Budget Workshop. Discussed the annual Administrative Fee charged to each of the districts, revised the annul process and presented it to the full commission at the workshop. Reviewed the monthly statements and financial reports for the month.

District Review – Fleischman: The committee is holding a meeting immediately after the current Commission Meeting.

Communication, Property and Personnel – Coles: Nothing to report.

CITIZEN COMMENTS
None

UNFINISHED BUSINESS

Annual Administrative Fee Proposal – FY 2027. Director Johns reviewed the proposed revision to the Agency's annual Administrative Fee, first presented at the July 7 Commission Budget Workshop at the request of the Finance & Policy Committee. The proposal would replace the current flat fee with one calculated annually based on the Agency's projected operating expenses. Johns also presented revisions to the calculation methodology in response to Commission direction provided at the Budget Workshop.

For FY2027, the Commission previously approved for publication projected operating expenses of $198,499. After applying an estimated $49,000 in interest revenue, the remaining $149,499 would be funded through the Administrative Fee. Divided equally among the Agency's three active districts, the proposed FY2027 Administrative Fee would be $49,833 per district, representing approximately 5.3% of projected FY2027 tax increment revenues.

Commissioner Coles stated it revised process is very fair, well thought out and easy to explain.

Crosby made a motion to approve the revised Annual Administrative Fee, seconded by Coles. Roll Call Vote: Leffel – Aye; Fleischman – Aye; Parmantier – Aye; Rodriguez – Aye; Coles – Aye; Crosby – Aye. Motion carried.

Welch-Comer Amended Task Order #26-01 – Beyond Green, Inc. Director Johns explained that Task Order 26-01 was approved by the Commission on March 19, 2026, to engage Welch-Comer Engineers to review Beyond Green, Inc.'s reimbursement request for the Post Falls Technology District. Welch-Comer has completed its initial review, identifying eligible costs for reimbursement, disallowing certain costs, and requesting additional supporting documentation for others before determining their eligibility.

To avoid delaying reimbursement of the verified eligible costs, Beyond Green, Inc. requested, and the Agency agreed, to present an initial reimbursement recommendation for Commission consideration in August while allowing additional time to document the remaining costs. BGI has until October 31, 2026, to submit the requested supporting documentation. Director Johns explained that the proposed amendment to Task Order 26-01 would authorize additional consulting services and review costs associated with the extended reimbursement review process. He requested Commission authorization to execute the amended Task Order with Welch-Comer.

Commissioner Crosby asked Matt Gillis of Welch-Comer to explain the categories of project costs that lacked sufficient documentation or had been determined ineligible for reimbursement. Gillis provided an overview of the reimbursement review process and explained that certain submitted costs were associated with improvements outside the public right-of-way, while others (excavation costs for the broader development site) required additional evaluation to determine their eligibility. Commissioners Crosby and Chairman Fleischman thanked Gillis for his explanation and for helping clarify the review process for those in attendance.

Coles made a motion to approved amended Task Order 26-01, seconded by Crosby. Roll Call Vote: Rodriquez – Aye; Leffel – Aye; Fleischman – Aye; Coles – Aye; Parmantier – Aye; Crosby – Aye. Motion carried.

Order of Approval – Beyond Green, Inc. Director Johns presented the Order of Approval, prepared by Counselor Bredeson, authorizing reimbursement of qualifying project costs submitted by Beyond Green, Inc. for its development project in Zone C of the Post Falls Technology District. The qualifying costs are identified in Welch-Comer's Letter of Reimbursement Recommendation, attached as Exhibit A.

Beyond Green, Inc. requested reimbursement of $7,470,538.47 in project costs. Welch-Comer recommended an initial reimbursement of $3,629,459.59 for costs determined to be eligible.

Commissioner Crosby asked whether the recommended $3.6 million represented the "initial" reimbursement amount, with the remaining requested costs subject to additional documentation and review. Director Johns clarified that while some of the remaining costs may be reconsidered upon receipt of additional supporting documentation, other costs are ineligible for reimbursement because they are associated with improvements outside the district boundaries and will not be reconsidered.

Crosby made a motion to approve the Order of Approval, seconded by Coles. Roll Call Vote: Leffel – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriquez – Aye; Parmantier – Aye. Motion carried.

NEW BUSINESS
None

STAFF REPORT
The quarterly meeting of the Executive Committee and City Staff took place on July 8th. Director Johns' notes from that meeting have been distributed.

The Commission and City Council will hold a Joint Workshop at 5 p.m. next Tuesday, July 25th in the 2nd Floor Conference Room at City Hall. The Joint Workshop agenda has been posted and sent out.

COMMISSIONER COMMENTS
Crosby thanked Matt Gillis for his work and the explanation of the review process.

CHAIRMAN COMMENT
Fleischman commended the Finance & Policy Committee and Director Johns for the annual administrative fee proposal. It's good and it's fair.

ADJOURNMENT
Fleischman adjourned the meeting at 9:31 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Christi Fleischman, Chairman