

POST FALLS URBAN RENEWAL AGENCY ORDER OF APPROVAL

Post Falls Technology District - Beyond Green, Inc.

WITNESSETH:

WHEREAS the following described Participant has either submitted a request for reimbursement pursuant to the terms of the following described Document, and/or is requesting an amendment to the terms thereof:

- (1) Participant: Beyond Green, Inc.
 909 West First Avenue, Suite B
 Spokane, WA 99201
- (2) Owner Participation and Reimbursement Agreement dated February 12, 2019 (referred to herein as the "Document").
- (3) Requested Action: Reimbursement of Participant expenditures in the amount of \$3,629,459.59 comprising hard costs and soft costs for construction associated with Zone C in the Post Falls Technology Urban Renewal District.

Hereinafter referred to as the Request, and

WHEREAS the Post Falls Urban Renewal Agency, hereinafter referred to as the Agency has had the Request reviewed by staff, and staff has submitted findings and recommendations to the Commission of the Agency.

NOW, THEREFORE, the Board of Commissioners of the Post Falls Urban Agency does hereby make the following findings of fact:

- The Request is in compliance with the terms of the Document.
- The costs are in line with the initial engineer estimates of cost and are supported by invoices for the total Request.
- The invoices and on-site work have been reviewed for the Agency by outside engineering firm Welch-Comer with a recommendation of payment.
- That the constructed publicly-owned infrastructure associated with this Request has been accepted by the City of Post Falls.
- Pursuant to the Documents, reimbursement is limited to available tax increment revenues from the District. Therefore, if such increment that is received by the Agency during the remaining life of the District is insufficient to fully reimburse the Participant in the amount set forth herein, the Agency shall have no obligation or ability to pay any remaining balance as its power to do so will have terminated pursuant to Idaho Code § 50-2909.

BASED UPON THESE FINDINGS, the Commission does hereby approve reimbursement of Participant expenditures in the amount of \$3,629,459.59 to be paid from tax increment revenues in the Post Falls Technology Urban Renewal District, as they become available to the Agency and in accordance with Agency Policies. Additional reimbursement for this submittal will be considered subject to the conditions outlined in the Welch Comer letter attached hereto as Exhibit A.

ADOPTED this **16th** day of **July, 2026** by:

POST FALLS URBAN RENEWAL AGENCY

By: _____



Christi Fleischman, Chairperson

Exhibit A



www.welchcomer.com

330 E. Lakeside Ave, Ste. 101
Coeur d'Alene, ID 83814
208-664-9382

2310 N. Swing Ln, Ste. 101
Liberty Lake, WA 99019
509-505-5551

July 7, 2026

Mr. Joseph Johns
Post Falls Urban Renewal Agency
P.O. Box 236
Post Falls, ID 83877

Re: GVD Partners' Reimbursement Request for PFURA Technology District Zone C

Dear Joe:

The Post Falls Urban Renewal Agency (URA) secured the services of Welch Comer & Associates, Inc. to perform a cursory review and cost verification for GVD Partners' (GVD) Reimbursement Request for Zone C. This request was submitted October 16th, 2025 with a supplement provided December 9th, 2025. After discussions between GVD and the URA, corrections to the request were made and a new reimbursement total was provided in a letter send to the URA on January 16th, 2026.

Welch Comer performed an independent review and estimate and determined that the requested reimbursement amount of \$7,470,538.47 is higher than the recommended reimbursement amount of \$3,629,459.59. A summary of the final reimbursement recommendation is provided at the end of this letter. Details on the reimbursement review are provided below.

Organization of the Reimbursement Request and Review

The reimbursement request was divided into costs associated with the "Construction Plans for the Commercial Tracts at Prairie Crossing Regional Shopping Center" (i.e. Zorros and Trade Road improvements, including water and sewer infrastructure) and the "Street and Roundabout Construction Plans Prairie and Zorros" (i.e. Zorros and Prairie roundabout). This distinction was made because the City of Post Falls has already reimbursed GVD \$878,212.00 for the costs associated with the Zorros and Prairie roundabout.

As part of this review, if it was determined that if the independent cost estimate resulted in eligible roundabout costs less than or equal to what the City of Post Falls had already reimbursed, no additional reimbursement for the roundabout would be recommended. If the alternative was true, then the recommendation for reimbursement would be equal to the eligible costs for the roundabout minus the Post Falls reimbursement.

Improvements Outside the PFURA District

The boundary for the technology district lies along the centerline of Zorros Road, and east of Zorros Road, the boundary lies along the northern ROW of Prairie Avenue. Therefore, some of the soft and hard costs associated with the reimbursement request were outside the boundary and not eligible for reimbursement. To determine a fair reimbursement amount, an area analysis for the two projects (Commercial Tracts and Roundabout) was performed to determine the percentage of each project within the URA boundary. The results of this analysis were that 84% of the commercial tracts and 88% of the roundabout are within the URA boundary.

Those percentages were applied to each project's soft costs. The ineligible hard costs were determined through the independent cost estimate, where quantities for the improvements were gathered from within the URA boundary.

Ineligible Improvements

Some invoices were not eligible for reimbursement since they were for private infrastructure. For soft costs, this includes \$81,168.49 of engineering invoices from Simpson Engineers that were for Retail C and the access roads to the private lots. An example of hard costs for private improvements is the \$615,160.00 invoice from Scarsella for 87,880 CY of topsoil stripping. This high of a quantity would suggest this invoice was for topsoil stripping across all of Zone C, while only the stripping required for public improvements is considered eligible.

There were also invoices for soft costs not covered under the Soft Cost Reimbursement Policy (Policy #18). This includes \$66,121.00 of City of Post Falls inspection fees, plan review fees, plat review fees, and developer bonds.

Unit Cost Premiums

Some unit prices on the invoices are noticeably higher than what would be anticipated for a publicly bid project of similar scope. Specific examples include temporary erosion and sediment control costs of \$65,000 and signing and striping costs of \$75,000 for the Prairie and Zorros roundabout. For comparison, those costs were around \$6,000 and \$60,000 respectively for the Honeysuckle and Ramsey roundabout bid in April 2026, which is a multi-lane roundabout with four legs instead of the three legs at Prairie and Zorros. GVD noted that high unit costs resulted from accelerated roundabout construction. See considerations below requiring further backup documentation prior to the analysis of this added premium.

Considerations for Future Reimbursement

From discussions between the URA and Welch Comer, this reimbursement request may be handled as a partial reimbursement for Zone C in August followed by a final reimbursement request at a later date, subject to the following conditions:

- The final reimbursement request will be limited to costs and invoices that have already been submitted. No additional project costs or invoices not previously provided will be considered.
- Only currently identified outstanding reimbursement items will be eligible for further review. Those items include:
 - Additional reimbursement will be considered if a geotechnical report or other documentation satisfactory to Welch Comer is provided to verify the depth of topsoil removal for the Zorros/Prairie roundabout and for the Zorros Road and Trade Avenue improvements.
 - Additional reimbursement will be considered if portions of the Simpson Engineers invoices can be clearly demonstrated to be associated with public improvements.
 - Additional reimbursement will be considered if documentation supporting an expedited construction premium for the roundabout is provided. The documentation and percent premium requested is subject to review by Welch Comer.
- A hard deadline of February 2027 is required for the final reimbursement. It is proposed that the documentation for the items listed above be submitted by October 31st, 2026, allowing for review and additional discussions in November and December. A letter of recommendation of reimbursement would be required by January 14, 2027.

Summary

		Requested Amount	Requested Amount (Adjusted)	Reimbursement Recommendation (Pre-Post Falls Reimbursement)	Reimbursement Recommendation (After Post Falls Reimbursement)	Difference
Commercial Tracts	Hard Costs	\$ 5,071,190.01	\$ 5,129,306.27	\$ 3,312,698.32	\$ 3,312,698.32	\$ (1,758,491.69)
	Soft Costs	\$ 625,885.50	\$ 316,761.27	\$ 316,761.27	\$ 316,761.27	\$ (309,124.23)
Roundabout	Hard Costs	\$ 1,675,973.11	\$ 1,605,473.11	\$ 604,833.00	\$ -	\$ (1,675,973.11)
	Soft Costs	\$ 97,489.85	\$ 147,831.07	\$ 72,579.96	\$ -	\$ (97,489.85)
	Post Falls			\$ (772,826.56)		
TOTAL		\$ 7,470,538.47	\$ 7,199,371.72	\$ 4,306,872.55	\$ 3,629,459.59	\$ (3,841,078.88)

Withheld Items			
Invoice	Amount	Description	Reason
POSTFALLREIM	\$ 37,504.00	CIA Post Falls Inspection Fees	Inspection Fees, Standard Development Cost
REIMB-705	\$ 2,750.00	Plan Review Fee	Review Fees, Standard Development Cost
700-2022	\$ 785.00	Plat Review Fee	Review Fees, Standard Development Cost
406342	\$ 25,082.00	Developer Bond	Legal Fee, Standard Development Cost
17565-01 through 07	\$ 81,168.49	Simpson Engineers Invoices	Engineering/Services for Retail C and Access Roads
7278-0624	\$ 43,383.00	Avista Electrical	Installation along Zorros Road - Junction boxes on east side of Zorros suggest installation outside URA boundary

Recategorized Items (Soft Cost to Hard Cost)			
Invoice	Amount	Description	Reason
53573	\$ 14,430.00	Avista Electrical	Electric Service and Installation is a Hard Cost
54996-add'l	\$ 1,650.00	Avista Electrical	Electric Service and Installation is a Hard Cost
7278-0624	\$ 55,295.16	Avista Electrical	Electric Service and Installation is a Hard Cost
7348-0624	\$ 27,175.00	Avista Electrical	Electric Service and Installation is a Hard Cost
POSTFALLREIM	\$ 64,200.00	CIA Post Falls - Lieu of tree installation	In lieu of the hard cost of installing trees

Recategorized Items (Hard Cost to Soft Cost)			
Invoice	Amount	Description	Reason
20220956	\$ 7,800.00	Geotechnical Testing	Soft Cost
20220958; 20220959	\$ 29,700.00	Geotechnical Testing, Survey Staking	Soft Cost
20220952	\$ 2,500.00	Survey Staking	Soft Cost
20220964	\$ 6,250.00	Survey Staking	Soft Cost
20220975	\$ 6,000.00	Geotechnical Testing	Soft Cost
20220965	\$ 23,000.00	Roundabout - Survey Staking and Geotechnical Engineering	Soft Cost
2799; 2842; 2859; 2905	\$ 30,477.80	Professional Services (Engineering)	Soft Cost
20240988; 20240989; 20240986; 20240987	\$ 12,250.00	Survey Staking and Geotechnical Testing	Soft Cost
127580; 129931; 123676	\$ 821.80	Geotechnical Testing	Soft Cost
147005	\$ 515.00	Geotechnical Testing	Soft Cost
139356; 140507	\$ 8,319.30	Geotechnical Testing	Soft Cost
20220960-ZR; 20220961	\$ 47,500.00	Roundabout - Survey Staking, Geotechnical Engineering, Geotechnical Testing	Soft Cost

Welch Comer appreciates the opportunity to assist the URA with this reimbursement request. Please, feel free to contact myself or Ryland Hoyt in our office if you have any questions.

Sincerely,



Matt Gillis, P.E.
Vice President

MRG/rmh