



Post Falls Urban Renewal Agency
July 20, 2023 Meeting Agenda
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. Finance & Policy Committee Minutes, June 14, 2023
 - b. Commission Meeting Minutes, June 15, 2023
 - c. Commission Workshop Minutes, July 11, 2023
 - d. Payables
 - e. Bank Activity Report
 - f. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Coles
 - c. Communications, Property & Personnel - Davis
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. Resolution 2023-03 - Downtown District Plan Amendment Ordinance Recommendation **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
Finance & Policy Committee**

June 14, 2023 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Len Crosby called the meeting to order at 9:00 a.m. Present in addition to Crosby was Christi Fleischman, Eric Clemensen and Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

FY 2024 Budget Review. Johns provided an overview of the proposed FY2024 Budget. Projected tax increment revenues for FY2024 were calculated from preliminary assessment valuation data provided by the County Assessor's Office and multiplied by an estimated urban renewal levy rate. Projected interest revenue increases are based on increased dividend yields on the agencies Local Government Investment Pool accounts. The projected FY24 operating expenses (non-personnel) are based on prior FY budgeted amounts or known actual costs going forward. Purchase of a new primary workstation laptop pc was recommended by the Communication, Property & Personnel (CPP) Committee. The current primary workstation laptop (2019) would replace the desktop pc (2013), which is a secondary workstation providing remote access to agency's digital files. Proposed personnel expenses reflect a CPP recommendation for a 5% merit-based wage increase and the addition of an employer paid health benefit. Three (3) FY2024 Agency Administrative Fee's will be charged, one for each of the active urban renewal districts according to Agency Policy #15. Full funding of the proposed FY2024 operating budget will require partial funding from the General Fund account. A discussion about the sufficiency of the current Administrative Fee took place with a recommendation of no changes to the process at this time. Johns has scheduled a commission budget workshop on July 11, 2023. Fleischman made a motion to approve the proposed FY 2024 Budget for presentation to the full Commission; seconded by Clemensen. All in favor by voice vote. Motion carried.

Financial Statement Review. Johns provided the committee with status updates of the Profit & Loss Budget vs. Actual Report and the District Fund balances, including a projection of each district fund balance to the beginning of FY24. Closure of the East Post Falls and Center Point URDs will result in three (3) remaining active districts from which the cumulative Annual Administrative Fee will fund the agency's operations budget. The Post Falls Technology and Downtown Districts generate sufficient annual increment to pay the annual fee. The lack of Pleasant View District tax increment funds received to date, and into the foreseeable future, is generating an agency receivable. Payment of this receivable balance will occur with the future development of sufficient tax increment funds. Final proponent reimbursements in the East Post Falls North Sub-District and Center Point District are scheduled to occur in August 2023. Rebate of a projected surplus fund balance in the East Post Falls South & Central sub-districts, to the underlying taxing districts, is scheduled to occur in September 2023. These reimbursement and rebate actions will be the final official activities of the Agency in the closed East Post Falls and Center Point Districts.

ADJOURNMENT - Meeting adjourned @ 10:32 am.

Respectfully submitted,

Joseph Johns, Executive Director

Len Crosby, Member

POST FALLS URBAN RENEWAL MINUTES
June 15, 2023

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Baltzell were Commissioners Melissa Hjeltness, Christi Fleischman, Len Crosby and Jame' Davis. Commissioners Eric Clemensen and Collin Coles were absent with prior notification. Also present was Counselor Pete Bredeson. Davis 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, April 20, 2023

Item B is the District Review Committee Meeting Minutes, April 20, 2023

Item C is the Commission Workshop Minutes, May 2, 2023

Item D is the Communication, Property & Personnel Committee Meeting Minutes, May 30, 2023

Item E is the payables for this month totaling \$6,286.65.

Item F is the Bank Activity Report which shows total funds in all accounts of \$2,844,822.37 and accrued interest for the month of \$6,939.84.

Item G is the financial reports as of May 31st.

Approval of the consent calendar will authorize a transfer of \$6,286.65 to the First Interstate Checking Account for the monthly payables and \$6,939.84.35 accrued interest to the General Fund

Additionally, with regards to the cancelled May Commission Meeting, the April Financial Statements were reviewed by Commissioner Fleischman and the May Payables were reviewed by Treasurer Crosby on May 15. On May 17 checks totaling \$7,160.22 were posted.

Baltzell asked for a motion to approve the Consent Calendar as presented. Commissioner Crosby made the motion, seconded by Fleischman. Roll Call Vote: Davis – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Baltzell – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – May and April Financials were reviewed. The committee met June 14, 2023, to discuss the proposed FY24 Budget. A recommendation on the proposed FY24 Budget will be presented to the full commission at the July 11th Commission Workshop. Subsequently, the Fiscal Year 2024 budget will be considered for official approval by the Commission at the August 17, 2023 Budget Hearing.

District Review – Davis – Nothing to report.

Communication, Property and Personnel – Davis – The committee met on May 30, 2023, to make recommendations to the Finance Committee with regards to personnel and communications.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Post Falls Technology District – Project Update, BGI. Jerry Dicker reported progress on the utilities in cooperation with the adjacent school construction project by Jacklin Land. The utilities were expedited by advancing monies to Jacklin Land since they already have a Construction Improvement (CI) Agreement with the City. A CI Agreement for the Zorros roundabout is waiting for the BGI's engineer to provide finished engineering plans. Agreements are in place with Jacklin Land and the other adjoining property owners for the Zorros roundabout. It is hoped that the Zorros Road roundabout can be built at the same time as the Fennecus Road roundabout. The result would be reduced construction costs and the closure of Prairie Avenue once instead of multiple times. Shopping Center tenants are awaiting completion of the roundabouts before initiating their construction projects. Construction of the Shopping Center is scheduled to begin April 2024 after the construction of remaining project utilities, Zorros Road and Stone Road. Shopping Center construction will commence in April 2025 if additional delays are experienced. Douglass Properties is working with the City and Ross Point Water District in the Technology Park portion of the district. BGI has funds in escrow for the construction of Cecil Road, north of Prairie Ave, but is waiting for progress between Douglass, Ross Point Water and the City.

STAFF REPORT

Johns reported the Center Point Press Release was submitted to area media outlets on June 1, 2023. Nothing has been published by the press to date. Johns will re-contact media representatives on the matter.

PERSI contribution rates have been revised effective July 1, 2023. PERSI Employer contribution rates are changing from 11.94% to 11.18%, while Employee contribution rates are changing from 7.16% to 6.71%.

The Agency office will be closed June 26 & 27, 2023 while Director Johns is on vacation.

COMMISSIONER COMMENT

Crosby stated it was good to hear a positive report from Mr. Dicker on the Post Falls Technology District and asked if Bob Seale, Community Development Director, City of Post Falls, was able to provide the Commission with any additional information about the Douglass portion of the district. Seale state Douglass was proceeding with a sewer study and a traffic study. Douglass' uses of the site must conform with the site zoning. Approximately 4/5 of the site is Tech Park zoning with some CCS along Highway 41. Crosby commented the zoning was in accord with negotiations conducted by City Council when the district was created. Also, multi-family zoning is limited in the area. Seale agreed. Douglass is looking at sewer alternatives based on higher intensity uses than what was originally proposed. The wastewater is likely to be in excess of what was planned for. The City Engineering Division together with wastewater staff (Public Works) have been in conversation with Keller and the Douglass to sort through how the future looks. Douglass has received a permit to perform some mass grading which is apparent at the site.

CHAIRMAN COMMENT

No additional comments.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Fleischman. All in favor by voice vote. Meeting was adjourned at 9:32 am.

Respectfully submitted,

Joseph Johns, Executive Director

Jerry Baltzell, Chairman

POST FALLS URBAN RENEWAL MINUTES
Workshop Minutes

July 11, 2023 – Post Falls Chamber Building – Conference Room

CALL TO ORDER, ROLL CALL

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Baltzell were Commissioners Jame' Davis, Len Crosby, Melissa Hjeltness, Eric Clemensen and Collin Coles. Also present was Pete Bredeson, Shelly Enderud, Robert Seale and Warren Wilson. Commissioner Christi Fleischman arrived at 9:04 a.m.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

DOWNTOWN DISTRICT PLAN AMENDMENT. Johns provided an overview of the geographic locations in the Downtown District; prior representation of the Idaho Ave/4th Street roundabout in district documentation; and highlighted sections of the proposed Ordinance to amend the District Plan relative to the roundabout and Spokane Street parking improvements. Commissioner Crosby asked if the Spokane Street parking improvements were contingent upon any particular development in the adjoining area or if they would move forward regardless of development. Seale stated the City would like to complete them regardless of development. The Spokane Street improvement project is now scheduled for next year and the parking would likely become a part of it. Crosby asked if parking on the east side of Spokane Street would be striped. Seale responded that it would be up to the Public Works division of the City. Chairman Baltzell inquired about the use of the proposed parking if adjoining development was not to occur. Seale stated development is anticipated throughout the site and the opportunity to put in street parking in advance of development is smart planning. Enderud commented that even the unmarked street parking is being utilized daily by adjoining businesses. Commissioner Clemensen asked about the activity at the base of the water tower. Seale answered that the City is constructing a 40-stall parking lot with conceptual plans for a pocket park around the water tower. Baltzell complemented the work completed to revise the proposed Ordinance to amend the District Plan and the explanation provided. Counselor Bredeson stated that the Ordinance is to be approved by the City Council. According to Idaho Code a Resolution by the Commission is not required. Wilson agreed. Bredeson explained that while the Commission's past practice was to provide a Resolution, the changes to Idaho Code 50-2905 in 2016 made it unnecessary. Crosby proposed providing a Resolution recommending the Ordinance to show the Commission's support. Bredeson will prepare a Resolution for consideration by the Commission at the July 20, 2023 regular monthly meeting. Crosby stated his appreciation for the work done to address his prior concerns and made a motion to provide the City with a Resolution expressing the Commission's support of the Ordinance to Amend the Downtown District Plan. Seconded by Coles. Roll Call Vote: Davis – Aye; Crosby – Aye; Coles – Aye; Clemensen – Aye; Fleischman – Aye; Hjeltness – Aye; Baltzell – Aye. Motion carried.

BUDGET WORKSHOP – Johns presented the proposed FY 2024 Budget. After discussion Commissioner Clemensen made a motion to continue with the FY 2024 budget process and advertising. Motion seconded by Davis. Roll Call Vote: Davis – Aye; Hjeltness – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Clemensen – Aye; Baltzell – Aye. Motion carried.

STAFF REPORT

Johns reported the Center Point District press release was published as a story in the June 17, 2023, edition of the Coeur d’Alene Press. The Summer Meeting for the Inland Northwest Partners (INP) is scheduled for August 9, 2023. Johns will attend and extended an invitation for several Commission members to attend. Commissioners Coles and Hjeltness will attend. A review of the INP Spring Meeting content was provided. The Agency has received the first reimbursement request submittal in the Downtown District from A&A Construction for work undertaken in the Millworx and North Mill One development areas. The Agency’s reimbursement submittal review process has been initiated.

COMMISSIONER COMMENTS

Commissioner Fleischman commented on a recent article in the local news questioning the Coeur d’Alene Economic Development Corporation’s focus on employee housing instead of attracting employers. Crosby stated the CdAEDC continues to focus to attracting businesses but the reality is that businesses looking to relocate to this area question whether their employees can afford to live here. Ensuing discussion focused on future urban renewal efforts having the potential to focus on workforce housing so that the area doesn’t incur the same challenges negatively impacting other localities in the region. Additionally, Crosby suggested the Agency consider organizing a meeting of area urban renewal agencies to discuss current issues.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Clemensen. All in favor by voice vote. Motion carried. Meeting was adjourned at 10:05 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Jerry Baltzell, Chairman

Post Falls Urban Renewal Agency - In-House Unpaid Bills Detail As of July 20, 2023

Type	Date	Num	Due Date	Aging	Open Balance
Bredeson Law Group					
Bill	07/16/2023	1110	08/15/2023		1,025.00
Total Bredeson Law Group					1,025.00
Canon Solutions America, Inc.					
Bill	07/01/2023	600492205	07/31/2023		10.11
Total Canon Solutions America, Inc.					10.11
Joseph Johns					
Bill	07/15/2023	Jun2023	07/30/2023		14.00
Total Joseph Johns					14.00
TOTAL					1,049.11

PAYROLL 5,441.35
6,490.46

Bank Activity Report

June 2023

Cash Section

Checking: First Interstate

Beginning Balance		\$	10,767.65
Deposits	\$	235,528.10	
Withdrawals	\$	(235,527.05)	
Ending Balance		\$	10,768.70
Outstanding Checks	\$	(1,224.40)	
Account Balance		\$	9,544.30

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	1,076,588.32
Contributions	\$	11,223.81	
Withdrawals	\$	(6,286.65)	
Ending Balance		\$	1,081,525.48
Outstanding Transfer			
Account Balance		\$	1,081,525.48

LGIP Capital Improvements 1910

Beginning Balance		\$	1,758,637.56
Contributions	\$	236,180.22	
Withdrawals	\$	(6,939.84)	
Ending Balance		\$	1,987,877.94
Outstanding Transfer			
Account Balance		\$	1,987,877.94

Total Funds All Accounts:

\$ 3,078,972.72

June

	Interest
State Pool - LGIP 1910	\$ 7,554.56
Total	<u>\$ 7,554.56</u>

Post Falls Urban Renewal Agency - In-House
Balance Sheet
 As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,544.30
LGIP1829-General Fund	1,081,525.48
LGIP1910-Capital Improvements	1,987,877.94
Savings - Idaho Central CU	25.00
Total Checking/Savings	3,078,972.72
Other Current Assets	
Accounts Receivable - Taxes	168,713.00
FMV - State Investment Pool	-7,967.00
Interest Receivable	7,700.00
Prepaid Insurance	2,641.00
Total Other Current Assets	171,087.00
Total Current Assets	3,250,059.72
TOTAL ASSETS	3,250,059.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	3,237.47
Deferred Increment Revenue	168,792.00
Payroll Liabilities	
ID- Unemployment Payable	-0.02
Payroll Liabilities - Other	1,748.59
Total Payroll Liabilities	1,748.57
Total Other Current Liabilities	173,778.04
Total Current Liabilities	173,778.04
Total Liabilities	173,778.04
Equity	
Assigned Fund Balance	2,630,810.00
Committed Fund Balance	374,525.00
Fund Balance - General Fund	-89,609.00
Nonspendable Fund Balance	2,641.00
Restricted Fund Balance	236,901.00
Unrestricted Net Assets	-1,123,811.22
Net Income	1,044,824.90
Total Equity	3,076,281.68
TOTAL LIABILITIES & EQUITY	3,250,059.72

**Post Falls Urban Renewal Agency - In-House
 Profit & Loss
 June 2023**

	Jun 23	Oct '22 - Jun 23
Ordinary Income/Expense		
Income		
Pleasant View District	140.46	780.61
Downtown District	15,241.75	331,432.73
Interest	11,224.88	94,283.72
Center Point District	49,945.31	443,272.05
East Post Falls District	155,381.50	2,340,063.79
Post Falls Technology District	8,531.36	313,764.13
Total Income	<u>240,465.26</u>	<u>3,523,597.03</u>
Gross Profit	240,465.26	3,523,597.03
Expense		
Advertising & Legal Notices	0.00	254.17
Audit	0.00	8,750.00
Bank Charges	0.00	17.00
Computer Repair & Maintenance	0.00	285.42
Computer Software	230.00	779.00
District Payments	0.00	2,390,562.63
Dues & Memberships	0.00	800.00
Engineering Services	0.00	6,400.00
Insurance	0.00	199.00
Legal Fees	450.00	7,750.00
Meetings	55.20	115.20
Office Supplies	0.00	318.38
Payroll Expenses	5,658.96	50,685.59
Postage, Mailing Service	74.52	74.52
Printing and Copying	21.59	137.68
Rent	0.00	7,990.00
Telephone, Telecommunications	14.00	724.54
Website Design, Hosting & Maint	0.00	2,929.00
Total Expense	<u>6,504.27</u>	<u>2,478,772.13</u>
Net Ordinary Income	<u>233,960.99</u>	<u>1,044,824.90</u>
Net Income	<u><u>233,960.99</u></u>	<u><u>1,044,824.90</u></u>

Fund Reconciliation:

6/30/2023

QB

First Interstate - Checking	GF	\$	9,544.30	
LGIP - 1829	GF	\$	1,081,525.48	
LGIP - 1910	CIP	\$	1,987,877.94	
Savings - Idaho Central CU	GF	\$	25.00	
Total				\$ 3,078,972.72

FUNDS

General Fund	GF	\$	1,091,094.78	
Capital Improvement Fund	CIP	\$	1,987,877.94	
Total				\$ 3,078,972.72

C.I. Fund Allocation:

Pleasant View	\$	(24,219.39)
Downtown	\$	306,432.73
PF Technology	\$	683,077.39
CP-The Pointe	\$	53,840.50
CP-Pointe Apartments	\$	151,071.28
EPF-Tullamore	\$	22,318.63
EPF-Tullamore Commons II	\$	-
EPF-S/Ctr	\$	795,356.80
	\$	<u>1,987,877.94</u>

Post Falls Urban Renewal Agency
Increment Received District Obligation Balance

Termination Date	<u>Pleasant View</u>	<u>Downtown</u>	<u>PF Tech Dist.</u>	<u>Center Point The Pointe</u>	<u>Pointe Apartments</u>	<u>East Post Falls</u>			<u>Total</u>
	2041	2041	2038	2022	2022	2022	2022	2022	
Sep-22	-	-	87.07	0.36	-	3,203.86	-	-	3,291.29
Oct-22	-	-	-	-	-	1,670.80	549.56	-	2,220.36
Nov-22	-	-	79.41	-	-	3,561.96	550.82	-	4,192.19
Dec-22	-	7,936.00	4,775.52	-	-	28,389.86	9,101.45	-	50,202.83
Jan-23	639.74	278,484.56	273,838.46	353,812.39	17,189.64	1,280,490.94	698,342.33	6,491.63	2,909,289.69
Reimbursement Feb-23	0.41	11,565.49	4,773.79	18,429.52	-	87,110.07	3,139.05	-	125,018.33
Mar-23	-	1,941.58	2,455.02	452.18	-	10,587.39	4,920.58	-	20,356.75
Apr-23	-	3,768.00	2,519.48	-	-	19,601.10	9.49	-	25,898.07
May-23	-	12,495.35	21,564.88	3,443.01	-	26,336.83	3,828.43	-	67,668.50
Jun-23	140.46	15,241.75	8,531.36	49,945.31	-	141,821.37	13,560.13	-	229,240.38
Jul-23									-
Aug-23									-
Sep-23									-
Total YTD	780.61	331,432.73	318,624.99	426,082.77	17,189.64	1,602,774.18	734,001.84	6,491.63	3,437,378.39
Approved Obligation	-	-	-	9,950,790.49	-	26,287,917.00	8,889,015.07	325,000.00	45,452,722.56
Obligation Balance @ 3/31/23	-	-	-	658,149.97	-	-	1,155,276.14	125,720.45	1,939,146.56
Carry over @ 3/31/23	(24,359.85)	274,927.63	650,461.67	452.18	151,071.28	607,597.50	4,920.58	-	1,665,070.99

**Post Falls Urban Renewal Agency - In-House
 Profit & Loss Budget vs. Actual
 October 2022 through June 2023**

	9 Month Actual	9 Month Budget	\$ Under 9 Month Budget	% of 9 Month Budget	2022-23 Total Budget	2022-23 Balance
Expense						
Advertising & Legal Notices	254.17	350.00	-95.83	72.62%	900.00	645.83
Audit	8,750.00	7,700.00	1,050.00	113.64%	7,700.00	-1,050.00
Bank Charges	17.00	0.00	17.00	100.0%	0.00	-17.00
Computer Repair & Maintenance	285.42	390.00	-104.58	73.19%	585.00	299.58
Computer Software	779.00	623.00	156.00	125.04%	623.00	-156.00
Dues & Memberships	800.00	800.00	0.00	100.0%	800.00	0.00
Engineering Services	6,400.00	6,400.00	0.00	100.0%	9,600.00	3,200.00
Insurance	199.00	220.00	-21.00	90.46%	3,257.00	3,058.00
Legal Fees	7,750.00	19,000.00	-11,250.00	40.79%	25,000.00	17,250.00
Marketing & Education Materials	0.00	0.00	0.00	0.0%	0.00	0.00
Meetings	115.20	200.00	-84.80	57.6%	240.00	124.80
Office Supplies	318.38	275.00	43.38	115.78%	375.00	56.62
Other Contract Services	0.00	600.00	-600.00	0.0%	1,100.00	1,100.00
Payroll Expenses	40,950.00	40,949.00	1.00	100.0%	65,408.00	24,458.00
Postage, Mailing Service	74.52	60.00	14.52	124.2%	60.00	-14.52
Printing and Copying	137.68	225.00	-87.32	61.19%	300.00	162.32
Rent	7,990.00	0.00	7,990.00	100.0%	7,990.00	0.00
Telephone, Telecommunications	724.54	670.00	54.54	108.14%	850.00	125.46
Website Design, Hosting & Maint	2,929.00	1,250.00	1,679.00	234.32%	1,250.00	-1,679.00
Contingency	0.00	5,000.00	-5,000.00	0.0%	5,000.00	5,000.00
Total Expense	78,473.91	84,712.00	-6,238.09	92.64%	131,038.00	52,564.09

RESOLUTION NO. 2023-03

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, KOOTENAI COUNTY, IDAHO, RECOMMENDING AN AMENDMENT TO THE DOWNTOWN DISTRICT URBAN RENEWAL PLAN ADOPTED BY POST FALLS ORDINANCE 1415 TO MAKE TECHNICAL OR MINISTERIAL CHANGES TO THE PLAN AND TO SUPPORT THE GROWTH OF AN EXISTING COMMERCIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A MORE CLEARLY LISTING URBAN RENEWAL PROJECTS WITHIN THE DISTRICT; PROVIDING FOR SEVERABILITY, PREEMPTION AND PRECEDENCE; PROVIDING FOR THE REPEAL OF ALL CONFLICTING RESOLUTIONS; PROVIDING AN EFFECTIVE DATE; PROVIDING A DATE OF PASSAGE AND APPROVAL, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Plan; and

WHEREAS, on June 1, 2021, The City Council of the City of Post Falls adopted Ordinance No. 1415 establishing the Downtown Urban Renewal District and adopting the Downtown Urban Renewal Plan (the "Plan"); and

WHEREAS, since that time, City staff have reviewed the Plan and determined that certain improvements contemplated by the Plan were not clearly identified as discussed in this Ordinance; and

WHEREAS, in consultation with its staff and City staff, the Post Falls Urban Renewal Agency (the "Agency") has determined it is in the public interest to amend the Plan to include a Revised Appendix A, to more clearly identify those public improvements; and

WHEREAS, I.C. 50-2903A(1)(a) provides that if an amendment is necessary to make technical or ministerial changes to a Plan, which does not involve an increase in the use of revenues allocated to the Agency then it does not constitute a Plan modification, which would reset the base value of the revenue allocation area; and

WHEREAS, the Plan contemplated improving the 4th Avenue and Idaho Street intersection with a traffic roundabout and related improvements. The roundabout was depicted in two locations within the Plan and all of the various components of the planned improvements were contained within the *City Center Parking Plan - Street Completion Plan* project, the *4th Ave. Frontage Improvements - William to Idaho* project; the *Idaho Street - 3rd to 4th Ave.* project, and the *Idaho Veneer Site North and South* projects. However, the roundabout improvements were not specifically identified as a discrete project; and

WHEREAS, the Plan also contemplated improving the west side of Spokane Street with sidewalk, landscaping, and business parking under the *Frontage Improvements Spokane Street West Side* project, however the street parking improvements were not specifically called out in the Plan; and

WHEREAS, I.C. 50-2903A(1)(a) further provides that a Plan amendment does not constitute a Plan modification if the amendment supports growth of an existing commercial or industrial project within the revenue allocation area; and

WHEREAS, I.C. 50-2905 only requires the Plan to contain a detailed list of *estimated* project costs; and

WHEREAS, the Downtown revenue allocation area contains two existing mixed use and commercial projects known as the Post Falls Landings and Millworx; and

WHEREAS, to support growth of the commercial components of the Post Falls Landings, street improvements to accommodate business parking are needed to Spokane Street; and

WHEREAS, to support growth of the commercial components of the Millworx project, the 4th Avenue and Idaho Street Intersection must be improved to provide adequate traffic circulation; and

WHEREAS, because all the elements of the contemplated 4th Avenue and Idaho Street roundabout were included within the Plan along with the fact that given the I.C. 50-2905 requirement for only estimated project costs if these projects cost more than is anticipated the Agency would already be authorized to utilize the allocated funds which are used to cover such increased costs to perform or complete other projects listed in the Plan, the Agency finds that there will be no increase in the use of revenues allocated to the Agency created by this Amendment and that any project cost increases above the estimated project costs contained in the Plan are due to increased construction costs; and

WHEREAS, the Agency finds that the on-street parking on Spokane Street will be limited duration parking only, intended to support the commercial uses in the area only; and

WHEREAS, to further ensure that the amendments contemplated by this Resolution do not involve an increase in the use of revenues allocated to the Agency, other project costs contained in the Revised Appendix A have been reduced to offset the impact of the proposed amendments; and

WHEREAS, the Agency finds that because the amendments contemplated by this Resolution do not increase the use of revenues allocated to the Agency and that the amendments are needed to support existing commercial projects within the district, the amendments to the Plan do not constitute a Plan modification consistent with I.C. 50-2903A. As such, the Agency finds that the procedural requirements for adopting a plan modification do not apply to this amendment.

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Post Falls Urban Renewal Agency as follows:

SECTION ONE: RECOMMENDATION OF AMENDMENT TO THE DOWNTOWN DISTRICT URBAN RENEWAL PLAN TO MAKE TECHNICAL OR MINISTERIAL CHANGES TO THE PLAN AND TO SUPPORT THE GROWTH OF AN EXISTING COMMERCIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A MORE CLEARLY LISTING URBAN RENEWAL PROJECTS WITHIN THE DISTRICT

For the reasons set forth above, the Agency hereby recommends that the Plan be amended to make technical or ministerial changes to the Plan and to support the growth of an existing commercial project within the existing revenue allocation area by adopting a revised Appendix A more clearly listing urban renewal projects within the district. The Agency also recommends that such amendment be effectuated by the City adopting an ordinance formally approving the amendment. A copy of the proposed ordinance is attached hereto as Exhibit "A".

SECTION TWO: SEVERABILITY, PREEMPTION AND PRECEDENCE

This Resolution is hereby declared to be severable. Should any portion of this Resolution be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the Resolution before the declaration of partial invalidity. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Resolution, then the provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding without the requirement of further action by the Agency, and any amendments to this Resolution as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

SECTION THREE: REPEAL OF CONFLICTING RESOLUTIONS

All Resolutions and parts of Resolutions in conflict with or addressing the same subject matter as the provisions of this Resolution are hereby repealed.

SECTION FOUR: EFFECTIVE DATE

This Resolution shall take effect and be in full force from and after its passage and approval.

SECTION FIVE: DATE OF PASSAGE AND APPROVAL

Passed and approved at a regular meeting of the Commissioners of the Post Falls Urban Renewal Agency, Kootenai County, Idaho, held on the 20th day of July, 2023, on which a roll call vote was duly taken.

DATED this ____ day of July, 2023.

POST FALLS URBAN RENEWAL AGENCY
Kootenai County, Idaho

By: _____
Jerry Baltzell, Chairperson

Commissioner Coles voted	_____
Commissioner Clemensen voted	_____
Commissioner Davis voted	_____
Commissioner Baltzell voted	_____
Commissioner Crosby voted	_____
Commissioner Hjeltness voted	_____
Commissioner Fleischman voted	_____

ATTEST:

Joseph Johns, Executive Director

EXHIBIT - A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, APPROVING A PLAN AMENDMENT, BUT NOT A PLAN MODIFICATION, TO THE DOWNTOWN URBAN RENEWAL DISTRICT PLAN ADOPTED BY POST FALLS ORDINANCE 1415 TO MAKE TECHNICAL OR MINISTERIAL CHANGES TO THE PLAN AND TO SUPPORT THE GROWTH OF AN EXISTING COMMERCIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A MORE CLEARLY LISTING URBAN RENEWAL PROJECTS WITHIN THE DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE TO THE POST FALLS URBAN RENEWAL AGENCY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Plan; and

WHEREAS, on June 1, 2021, The City Council of the City of Post Falls adopted Ordinance No. 1415 establishing the Downtown Urban Renewal District and adopting the Downtown Urban Renewal Plan (the "Plan"); and

WHEREAS, since that time, City staff have reviewed the Plan and determined that certain improvements contemplated by the Plan were not clearly identified as discussed in this Ordinance; and

WHEREAS, in consultation with the Post Falls Urban Renewal Agency (the "Agency") the City Council has determined it is in the public interest to amend the Plan to include a Revised Appendix A, to more clearly identify those public improvements; and

WHEREAS, I.C. 50-2903A(1)(a) provides that if an amendment is necessary to make technical or ministerial changes to a Plan, which does not involve an increase in the use of revenues allocated to the Agency then it does not constitute a Plan modification, which would reset the base value of the revenue allocation area; and

WHEREAS, the Plan contemplated improving the 4th Avenue and Idaho Street intersection with a traffic roundabout and related improvements. The roundabout was depicted in two locations within the Plan and all of the various components of the planned improvements were contained within the *City Center Parking Plan - Street Completion Plan* project, the *4th Ave. Frontage Improvements - William to Idaho* project; the *Idaho Street - 3rd to 4th Ave.* project, and the *Idaho Veneer Site North and South* projects. However, the roundabout improvements were not specifically identified as a discrete project; and

EXHIBIT - A

WHEREAS, the Plan also contemplated improving the west side of Spokane Street with sidewalk, landscaping, and business parking under the *Frontage Improvements Spokane Street West Side* project, however the street parking improvements were not specifically called out in the Plan; and

WHEREAS, I.C. 50-2903A(1)(a) further provides that a Plan amendment does not constitute a Plan modification if the amendment supports growth of an existing commercial or industrial project within the revenue allocation area; and

WHEREAS, I.C. 50-2905 only requires the Plan to contain a detailed list of *estimated* project costs; and

WHEREAS, the Downtown revenue allocation area contains two existing mixed use and commercial projects known as the Post Falls Landings and Millworx; and

WHEREAS, to support growth of the commercial components of the Post Falls Landings, street improvements to accommodate business parking are needed to Spokane Street; and

WHEREAS, to support growth of the commercial components of the Millworx project, the 4th Avenue and Idaho Street Intersection must be improved to provide adequate traffic circulation; and

WHEREAS, the Post Falls Urban Renewal Agency has submitted Resolution _____ recommending that the City Council adopt an ordinance to amend, but not modify, the Plan by replacing Appendix A with Revised Appendix A to more clearly incorporate the 4th Avenue and Idaho Street roundabout and the on street parking improvements to Spokane Street into the Plan; and

WHEREAS, because all the elements of the contemplated 4th Avenue and Idaho Street roundabout were included within the Plan along with the fact that given the I.C. 50-2905 requirement for only estimated project costs if these projects cost more than is anticipated the Agency would already be authorized to utilize the allocated funds which are used to cover such increased costs to perform or complete other projects listed in the Plan, the City Council finds that there will be no increase in the use of revenues allocated to the Agency created by this Amendment and that any project cost increases above the estimated project costs contained in the Plan are due to increased construction costs; and

WHEREAS, the City Council finds that the on-street parking on Spokane Street will be limited duration parking only, intended to support the commercial uses in the area only; and

WHEREAS, to further ensure that the amendments contemplated by this Ordinance do not involve an increase in the use of revenues allocated to the Agency, other project costs contained in the Revised Appendix A have been reduced to offset the impact of the proposed amendments; and

EXHIBIT - A

WHEREAS, the City Council finds that because the amendments contemplated by this Ordinance do not increase the use of revenues allocated to the Agency and that the amendments are needed to support existing commercial projects within the district, the amendments to the Plan do not constitute a Plan modification consistent with I.C. 50-2903A. As such, the City Council finds that the procedural requirements for adopting a plan modification do not apply to this amendment Ordinance; and

WHEREAS, the City Council further finds it necessary, and in the best interests of the citizens of the City to adopt this ordinance amending the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POST FALLS:

SECTION 1: The Downtown Urban Renewal Plan is amended by replacing Appendix A contained in the Plan with the Revised Appendix A attached hereto as Exhibit "A," which by this reference is incorporated herein.

SECTION 2: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Post Falls Urban Renewal Agency a copy of this Ordinance.

SECTION 3: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication.

SECTION 4: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 5: At least one-half, plus one of the City Council members finding good cause, the City Council hereby dispenses with the rule that this Ordinance be read on three different days; two readings of which shall be in full, and have hereby adopted this Ordinance, having considered it at one reading.

SECTION 6: The Summary of this Ordinance is hereby approved.

SECTION 7: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted by an Ordinance of the City of Post Falls at a regular session of the City Council on _____, 2023.

APPROVED, ADOPTED and SIGNED this ____ day of _____, 2023.

EXHIBIT - A

Mayor Ronald G. Jacobson

ATTEST:

Shannon Howard, City Clerk

PROPOSED

EXHIBIT - A

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, which amends, but does not modify, the Downtown Urban Renewal Plan by adopting a Revised Appendix A to the Plan listing the revised urban renewal projects within the Downtown Urban Renewal District; providing repeal of conflicting ordinances and providing severability. The ordinance is effective upon publication of this summary. The full text of the summarized Ordinance No. _____ is available at Post Falls City Hall, 408 Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

PROPOSED

STATEMENT OF LEGAL ADVISOR

I, Warren J. Wilson, am the legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, amending, but not modifying, the Downtown Urban Renewal Plan, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this day of , 20 .

Warren J. Wilson, City Attorney

PROPOSED

EXHIBIT - A

REVISED APPENDIX A – Adopted by Ordinance _____ on _____, 2023

Tier 1

Project Name	Description	Estimated Cost, 2020 \$
City Center Parking Lots	Land Acquisition plus design and construction cost of two at-grade parking lots. Location TBD.	\$1,600,000
City Center Parking Plan - Street Completion Plan	Multiple street revitalization projects consistent with the City Center Parking Plan – south of I-90. Locations TBD. See City Center Parking Plan.	\$9,900,000
Roundabout at 4th & Seltice Way	Design, ROW and construction of single lane roundabout at the intersection of 4th & Seltice Way.	\$700,000
Frontage Improvements Spokane Street West Side	Post Falls Landings 2nd Additional Sidewalk, street parking and Landscaping Improvements.	\$350,000
4th Ave Frontage Improvements between William and Idaho Street	Road widening, stormwater, sidewalk, illumination, etc., along between William & Idaho Street.	\$550,000
Idaho Street – 3 rd to 4 th Avenue	New roadway construction including 2-lanes, railroad crossing, sidewalk, bike lanes, stormwater, & illumination.	\$800,000
Idaho Veneer Site North	4 th Ave frontage improvements, including roadway, public utilities and ped/bike facilities between Idaho Street and Seltice Way on the north of 4 th Avenue.	\$940,000
Idaho Veneer Site South	4 th Ave frontage improvements, including roadway, public utilities and ped/bike facilities between Idaho Street and Seltice Way on the south side of 4 th Avenue.	\$800,000
Roundabout at 4th Ave & Idaho St.	Design & construction of roundabout at the intersection of 4th & Idaho.	\$700,000
Esplanade Improvements	Earthwork, roadway, stormwater, ped access, and illumination improvements associated with riverfront esplanade at the very west end of 3 rd Avenue	\$730,000
3rd Ave Extension, west of McReynolds	Extension of 3 rd Avenue with new roadway which includes roadway, ped facilities, utilities, illumination.	\$850,000
McReynolds Connection	Road connection south of 3 rd Ave roundabout. Includes roadway, pedestrian facilities, and utilities.	\$400,000
TOTAL TIER 1 ESTIMATED COST		\$18,320,000

EXHIBIT - A**Tier 2**

Project Name	Description	Estimated Cost, 2020 \$
Signal at 3rd & Spokane	Design and installation of traffic signal at the intersection of 3rd Ave & Spokane Street	\$563,000
Railroad Property along RR and Switch Yard	Property Purchase for potential parking and/or park & open space.	\$1,185,000
Centennial Trail - RR R/W Acquisition & Trail Construction	ROW purchase, Centennial Trail design & construction from Spokane Street to Bay Street and Chase Street to Spokane Street.	\$2,752,000
Entry Monuments	Entry Monument installation/construction at locations TBD.	\$300,000
Wayfinding Signage	Wayfinding design, construction and install at locations TBD.	\$100,000
Public Art	Type and locations to be determined. Assumed 10 separate pieces.	\$500,000
Water Tower Improvements/Highlights	Structural engineering, illumination, & paint/improvements to existing water tower.	\$180,000
Fire Station - Fence and Sewer Connection	Fencing and sewer service connection.	\$25,000
4th Ave Frontage Improvements (excluding Idaho Veneer)	Road widening, stormwater, sidewalk, illumination, etc, between William St. and Lincoln St. (frontage).	\$1,100,000
Waterline Extension, Marina Condos to Falls Park	Waterline improvements at PF Landings Condos.	\$200,000
TOTAL TIER 2 ESTIMATED COST		\$6,905,000

Tier 3

Project Name	Description	Estimated Cost, 2020 \$
Seltice/Mullan Couplet Project - Street Completion Plan	Planning, engineering and construction of several streets and intersections associated with a potential couplet of Seltice & Mullan.	\$9,900,000
Event Center Spaces	Land acquisition, architecture, design and construction of space(s) TBD.	\$1,200,000
Railroad Avenue to Idaho Street	Extension of Railroad Avenue to Idaho thru Idaho Veneer site includes roadway and public utilities.	\$750,000
TOTAL TIER 3 ESTIMATED COST		\$11,850,000

EXHIBIT - A**Tier 4**

Project Name	Description	Estimated Cost, 2020 \$
Warren Park Improvements	On site and offsite improvements could include roadway, parking, play equipment and/or field improvements.	\$412,000
Apply Improvements - Parking Plan North of Freeway	Multiple street revitalization projects consistent with the City Center Parking Plan – North of I-90	\$5,000,000
Ped & Bike Connections Across Freeway (Henry or Lincoln)	Grade separated pedestrian/bicycle crossings at Henry Street or Lincoln Street.	\$3,500,000
Site Remediation (General)	General site clean up and remediation in locations TBD.	\$4,650,000
Land Acquisition General	Land acquisition as needed and at locations TBD.	\$16,500,000
TOTAL TIER 4 ESTIMATED COST		\$30,062,000