



Joint City Council/URA Commission Workshop
July 21, 2026
5:00 pm, Post Falls City Hall

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Pleasant View Urban Renewal District
4. Proposed URD - East Seltice vicinity
5. Downtown URD – Parking Plan Implementation
6. 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

Workshop Minutes (City Council and Urban Renewal Commission)

July 21, 2026 – City Hall – 2nd Floor Meeting Room

CALL TO ORDER, ROLL CALL

Mayor Randy Westlund called the meeting to order at 5:00 p.m. City Council members present were Samanth Stiegleder, Aaron Plew, Nathan Ziegler, Jack Mosby and Mark Lucca. Urban Renewal Commissioners present were Christi Fleischman, Len Crosby, Eric Clemensen, Joe Rodriguez and Dominic Partmantier. Also present were Shelly Enderud, Warren Wilson, Field Harrington, Robert Seale, Bob Seale John Beacham, Rob Palus, Kris Ammerman, Rhiannon Oneil, Pete Bredeson and Joseph Johns.

CONFLICT DISCLOSURE

None

Pleasant View Urban Renewal District. Bob Seale reported the Idaho Transportation Departments study is still underway. ITD presented “final” alternatives at a recent Open House event with a goal of completing the study this Fall. A corridor alternative identified as “N” was shown. Positive and negative impacts can be expected even though the construction of the corridor improvements is expected to be 10-30 years out. The corridor is presented as the city’s option anytime commercial/industrial developers and builders propose anything substantial. The city has very few large tracts of industrial land still available to choose from. Development in the area is limited due to lack of water and sewer infrastructure. A marketing plan for the district has been completed as part of a push for an EDA grant. Additional EDA grants can be applied for in conjunction with potential development in the area. The district is located within the Opportunity Zone 2.0 application submitted to the Governor’s Office for inclusion in a recommendation to the federal government. The subject census tract is the only one in Post Falls that qualifies for consideration. There are approximately 80 census tracts that qualify for the designation in the State of Idaho. The Governor is expected to recommend 25 for implementation. The City has been approached by companies with large distribution or energy projects, as well as smaller entities. The district has 15 years remaining before closure which is still enough time to generate increment to payback improvements. City staff believes it is important to keep the district open, especially if the Opportunity Zone designation can be achieved. Councilor Steigleder stated her recollection about the Council previously not being sure about keeping the district open and awaiting the ITD study outcome. Commissioner Fleischman voiced that the Commission is ready to do whatever the Council decides. Mayor Westlund voiced that keeping the district open is beneficial for discussions with companies looking to relocate to the area.

Proposed URD - East Seltice vicinity. Bob Seale stated a joint letter from the City and Agency was sent out to property owners in the proposed district. Previous meetings on the topic did not include property north of I-90. The letter process included property immediately north of the interstate and adjacent to Huetter Road. This location is expected to be commercial and mixed-use. It would be helpful for the future public infrastructure (water, sewer) needed in this area to be given consideration at this time. A handful of responses have been received.

Seale would like to schedule an open house in the near future and look to provide a more detail on what the City would be requesting if parties are interested in being part of a district. In the Pleasant View URD the annexation application fees (\$3K) were waived when the choice was made to join the district at formation. The same would apply with East Seltice. A number of property owners in the current City limits are supportive. Fleischman asked how many letters were sent out. Johns clarified that approximately 55-58 unique address labels were printed and provided to the City for mailing purposes. According to Seale the infrastructure planned (lift station, etc.) south of I-90 is sized to accommodate development north of I-90. Crosby noted this would be similar to the upsizing of sewer infrastructure on the east side of Hwy 41 in the former East Post Falls district.

Downtown URD – Parking Plan Implementation. The city is considering options to fund improvements associated with the Downtown Parking Plan. There is potential to utilize other city funds to construct the improvements with Urban Renewal reimbursing the city in the future. Enderud described the process as an internal borrowing (City) potentially structured through a resolution identifying specific funds. If the funds became needed for department uses it would come back to Council to approve any such transfers. The City Finance Director has experience working with this structure of funding and setting up the necessary investment pools. The improvements would encourage “walkability” in the area and spur economic development. Approximately 500+ parking spaces would be added and help the revitalization of the downtown. Property owner input regarding parking and access will be sought. Some accommodation to the existing plans may be necessary depending on individual property access circumstances. Grassy swales would be installed without irrigation. Upkeep would be the property owner’s responsibility. Dryland grass seed mix would be cultivated initially. Westlund believes the sidewalk improvements will lead to increased property value resulting in greater increment tax revenue available to the agency for the purpose of paying the city back. Fleischman clarified that the city would be the project proponent. Seale believes the Engineering Division would likely be the project lead and provide the overall design, which could take 5-6 months. Steigleder recommended that a presentation be given when the issue is subject to Council approval. The presentation could be given by the primary funding department and clearly explain the process. It is important that anyone be able to understand the city is not working with surplus funds, and that the funds will serve their planned purposes. Enderud responded that a presentation could be provided that clearly shows how the funding process works and that the funds remain dedicated for particular items coming up in the City’s Master Plan. Future urban renewal replacement of the funding beginning around 2032-2033 would take place through either annual increment tax remittances or via a bond process.

Mayor Westlund adjourned the workshop at 5:55 p.m.

Respectfully submitted,



Joseph Johns, Executive Director



Christi Fleischman, Chairman