



District Review Committee
July 22, 2025 – 9:00 a.m.
Chamber of Commerce Board Room
201 E 4th Avenue, Post Falls, ID

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. 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.
4. Technology District Update
 - a. GVD\BGI Reimbursement Submittal Status
5. Downtown District Update
 - a. A&A Construction Reimbursement Submittal #2 Status
 - b. Nonna Building Status
 - c. Minor Projects Status
6. District Review Committee Reporting
7. Creating New Districts - Policy #1 & Supporting Documents
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.

POST FALLS URBAN RENEWAL District Review Committee

July 22, 2025 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Chairman Christi Fleischman called the meeting to order at 9:00 a.m. Present in addition to Fleischman were Commissioners Melissa Hjeltness, Pat Leffel and Executive Director Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Technology District Update. Johns provided an overview of the first reimbursement request submitted by GVD Partners (BGI) for the construction of public improvements Northeast of the Prairie Ave/Hwy41 intersection. A preliminary report of the cost information submitted, drafted by Johns, was reviewed. The City received a separate reimbursement request from GVD according to their Construction Improvement Agreement. Johns met with city staff to discuss the status of the project and to compare notes on the information provided by GVD. Johns has responded to the GVD submittal with a request for additional information according to the preliminary report. Johns will engage the Agency's consulting engineers once the necessary information has been provided by GVD. The Executive Committee met with representatives of the Kootenai Health project planned for the 30-acre site Southeast of the Prairie Ave/Hwy41 intersection. General information about the project is available online from Kootenai Health.

Downtown District Update. Johns provided an overview of activity taking place in the district. A&A's second reimbursement submittal is still pending approval of the the as-built plans by the City and completion of punch list items. The Owner Participation Agreement for the Nonna Building project is on hold pending the completion of exhibit materials. Johns has requested additional information for the site remediation & abatement costs, and a map representing the locations of supported project costs. The Agency is waiting to receive a request for reimbursement for the minor project located at 209 E. Railroad Ave (Post Falls Eagles). Project Questionnaires have been provided to the representative of potential projects located at 310 N. Spokane St, 312 N. Spokane St, and 503 E. Seltice Way.

District Review Committee Reporting. An annual report for each active district will be drafted by Johns for review and input from members of the committee. The reports will be comprised of general district information (district objectives, location, annual increment revenues, obligation amounts, reimbursement expenses) as well as project specific information as it develops. Once created, the reports can be updated as relevant events take place and can provide support to the Agency's Annual Report and Annual Audit processes. Johns proposed a project to update the 2016 Economic Impact Study performed by the Metts Group. The original study focused on the Center Point, West Seltice II and East Post Falls districts. An update of the study in the areas of the former Center Point and East Post Falls districts could provide current data on continued job growth, property tax base expansion, and overall economic benefits to the community as a result of urban renewal. Johns will contact Metts to outline the project and acquire an estimated cost for the study.

Creating New Districts – Policy #1 & Supporting Documents. A review of the agency's existing documentation on the formation of new districts was provided. The overall process is well documented by Agency Policy #1 and its supporting documents.


ADJOURNMENT

Chairman Fleischman adjourned the meeting at 10:10 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Joe Johns", written over a horizontal line.

Joseph Johns, Executive Director

A handwritten signature in blue ink, consisting of several loops, written over a horizontal line.

Christi Fleischman, Chairman