



District Review Committee
August 17, 2023 – 8:00 a.m.
Post Falls City Hall - Ante Room

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. Reimbursement Submittal Status (Downtown District) – A&A Construction
5. Questionnaire Review (Downtown District) - St. Vincent De Paul Project **ACTION**
6. District Status Report
7. 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**

August 17, 2023 – Post Falls City Hall Council Chamber – Ante-Room

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 8:00 a.m. Present in addition to Coles were Commissioners Jamé Davis and Melissa Hjeltness. Executive Director Joseph Johns was also present.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Reimbursement Submittal Status (Downtown District) – A&A Construction. Johns reported on a discussion with representatives of the Millworx and North Mill One Projects (A&A Construction, J.U.B. Engineers) about their first request for reimbursement of project costs in the Downtown District. Other parties in attendance for the discussion were the City of Post Falls Engineering Division and the Agency's consulting engineers. The discussion was very constructive. A revised submittal is anticipated within the next month or two.

Questionnaire Review (Downtown District) – St. Vincent De Paul Project. Johns provided a brief review of the project questionnaire response from representatives of the St. Vincent De Paul project. The project is requesting funding assistance for public street and frontage improvements, utility relocation, underground fuel tank removal/remediation, and other public improvements allowed by the URA for this project. This development is a tax credit, workforce housing project requiring multiple sources of financing to be able to move ahead. The City would like urban renewal to consider the street and frontage improvements on both sides of Catherine St. as part of the Downtown District Plan's Tier 4 project named, "Apply Improvements – Parking Plan North of Freeway" described as, "multiple street revitalization projects consistent with the City Center Parking Plan – North of I-90." The committee directed Johns to seek estimated project costs and continue the St. Vincent De Paul Project toward a discussion of engaging in an OPA, by the full Commission, at a future workshop.

District Updates. Johns provided an overview of each Districts current increment value (estimated 2023), fund balance and obligation. Additional district information provided as follows:

- East Post Falls District – Final increment tax remittances (2nd half – 2022 tax year) have been processed. The EPF-North Subdistrict (Tullamore and Tullamore Commons II) fund balances will not provide a full reimbursement of the approved public infrastructure costs to the proponent/developer. A final reimbursement of \$614,011.51 in EPF-North (Tullamore) will result in a final unmet obligation of \$541,264.63. A final reimbursement of \$6,491.62 in EPF-North (Tullamore Commons II) will result in a final unmet obligation of \$119,228.83. In the EPF-South & Central Subdistricts a surplus fund balance of \$1,498,467.54 will be considered by the Commission in September for rebate to the underlying taxing districts.
- Center Point URD - Final increment tax remittances (2nd half – 2022 tax year) have been processed. A final reimbursement of \$387,194.70 will result in a final unmet obligation of \$270,955.27.
- Post Falls Technology URD – No current obligation exists. The current fund balance is \$860,489.65. Work on the Prairie Ave/Fennecus Road roundabout adjoining the district is nearing completion. The City is awaiting the signature of a Construction Improvement Agreement before the construction of the Prairie Ave/Zorros Road roundabout can commence.
- Downtown URD – No current obligation exists. The current fund balance is \$459,766.77. The first reimbursement request submittal for the Millworx and North Mill One project areas is expected to be


revised and resubmitted within a month or two. The City Ordinance to Amend the Downtown District Plan was approved by the City Council at their August 15th meeting.

- Pleasant View URD – No current obligation exists. The current fund balance is \$ -48,719.73 as a result of limited tax increment remittances and two (2) years administrative fee charges.

ADJOURNMENT

Meeting adjourned @ 8:37 am.

Respectfully submitted,



Joseph Johns, Executive Director



Collin Coles, Chairman