POST FALLS
Urban Renewal

Post Falls Urban Renewal Agency
August 20, 2026 Meeting
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. Commission Workshop Minutes, July 16, 2026
    b. District Review Committee Minutes, July 16, 2026
    c. URA/City Joint Workshop Minutes, July 21, 2026
    d. Payables
    e. Bank Activity Report
    f. Financial Reports

5. Committee Updates
    a. Finance and Policy – Crosby
    b. District Review - Fleischman
    c. Communications, Property & Personnel - Clemensen

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. Public Hearing – FY 2027 Agency Annual Budget **ACTION ITEM**

8. Unfinished Business
    a. Resolution 2026-01 Approving Fiscal Year 2027 Annual Budget **ACTION ITEM**

9. New Business
    a. Approval of Semi-annual Proponent Reimbursements **ACTION ITEM**
    b. Minor Project Reimbursement Agreement – Rooted Coffee House (Downtown) **ACTION ITEM**

10. Staff Report and Updates

11. Commissioner Comments

12. Chairman Comments

14. 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 MINUTES
July 16, 2026

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE
Chairman Christi Fleischman called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Fleischman were Commissioners Len Crosby, Collin Coles, Pat Leffel, Joe Rodriguez and Dominic Parmentier. Commissioner Eric Clemensen was absent. Counselor Pete Bredeson and Matt Gillis were also present. Fleischman 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, May 21, 2026

Item B is the Communication, Property & Personnel Committee Meeting Minutes, May 21, 2026

Item C is the Finance & Policy Committee Minutes, June 18, 2026

Item D is the Commission Workshop Minutes, July 7, 2026

Item E is the payables for this month totaling $8,948.83.

Item F is the Bank Activity Report which shows total funds in all accounts of $5,391,427.94 and accrued interest for the month of $12,497.63.

Item G is the financial reports as of June 30th.

June payables were included for ratification purposes only due to the cancellation of the June Commission meeting.

Approval of the consent calendar will authorize a transfer of $8,948.83 to the First Interstate Checking Account for the monthly payables and $12,497.63 accrued interest to the General Fund

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Crosby. Roll Call Vote: Leffel – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

COMMITTEE UPDATES
Finance & Policy – Crosby: Reviewed and clarified the FY27 Budget prior to the Budget Workshop. Discussed the annual Administrative Fee charged to each of the districts, revised the annul process and presented it to the full commission at the workshop. Reviewed the monthly statements and financial reports for the month.

District Review – Fleischman: The committee is holding a meeting immediately after the current Commission Meeting.

Communication, Property and Personnel – Coles: Nothing to report.

CITIZEN COMMENTS
None

UNFINISHED BUSINESS

Annual Administrative Fee Proposal – FY 2027. Director Johns reviewed the proposed revision to the Agency's annual Administrative Fee, first presented at the July 7 Commission Budget Workshop at the request of the Finance & Policy Committee. The proposal would replace the current flat fee with one calculated annually based on the Agency's projected operating expenses. Johns also presented revisions to the calculation methodology in response to Commission direction provided at the Budget Workshop.

For FY2027, the Commission previously approved for publication projected operating expenses of $198,499. After applying an estimated $49,000 in interest revenue, the remaining $149,499 would be funded through the Administrative Fee. Divided equally among the Agency's three active districts, the proposed FY2027 Administrative Fee would be $49,833 per district, representing approximately 5.3% of projected FY2027 tax increment revenues.

Commissioner Coles stated it revised process is very fair, well thought out and easy to explain.

Crosby made a motion to approve the revised Annual Administrative Fee, seconded by Coles. Roll Call Vote: Leffel – Aye; Fleischman – Aye; Parmantier – Aye; Rodriguez – Aye; Coles – Aye; Crosby – Aye. Motion carried.

Welch-Comer Amended Task Order #26-01 – Beyond Green, Inc. Director Johns explained that Task Order 26-01 was approved by the Commission on March 19, 2026, to engage Welch-Comer Engineers to review Beyond Green, Inc.'s reimbursement request for the Post Falls Technology District. Welch-Comer has completed its initial review, identifying eligible costs for reimbursement, disallowing certain costs, and requesting additional supporting documentation for others before determining their eligibility.

To avoid delaying reimbursement of the verified eligible costs, Beyond Green, Inc. requested, and the Agency agreed, to present an initial reimbursement recommendation for Commission consideration in August while allowing additional time to document the remaining costs. BGI has until October 31, 2026, to submit the requested supporting documentation. Director Johns explained that the proposed amendment to Task Order 26-01 would authorize additional consulting services and review costs associated with the extended reimbursement review process. He requested Commission authorization to execute the amended Task Order with Welch-Comer.

Commissioner Crosby asked Matt Gillis of Welch-Comer to explain the categories of project costs that lacked sufficient documentation or had been determined ineligible for reimbursement. Gillis provided an overview of the reimbursement review process and explained that certain submitted costs were associated with improvements outside the public right-of-way, while others (excavation costs for the broader development site) required additional evaluation to determine their eligibility. Commissioners Crosby and Chairman Fleischman thanked Gillis for his explanation and for helping clarify the review process for those in attendance.

Coles made a motion to approved amended Task Order 26-01, seconded by Crosby. Roll Call Vote: Rodriquez – Aye; Leffel – Aye; Fleischman – Aye; Coles – Aye; Parmantier – Aye; Crosby – Aye. Motion carried.

Order of Approval – Beyond Green, Inc. Director Johns presented the Order of Approval, prepared by Counselor Bredeson, authorizing reimbursement of qualifying project costs submitted by Beyond Green, Inc. for its development project in Zone C of the Post Falls Technology District. The qualifying costs are identified in Welch-Comer's Letter of Reimbursement Recommendation, attached as Exhibit A.

Beyond Green, Inc. requested reimbursement of $7,470,538.47 in project costs. Welch-Comer recommended an initial reimbursement of $3,629,459.59 for costs determined to be eligible.

Commissioner Crosby asked whether the recommended $3.6 million represented the "initial" reimbursement amount, with the remaining requested costs subject to additional documentation and review. Director Johns clarified that while some of the remaining costs may be reconsidered upon receipt of additional supporting documentation, other costs are ineligible for reimbursement because they are associated with improvements outside the district boundaries and will not be reconsidered.

Crosby made a motion to approve the Order of Approval, seconded by Coles. Roll Call Vote: Leffel – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriquez – Aye; Parmantier – Aye. Motion carried.

NEW BUSINESS
None

STAFF REPORT
The quarterly meeting of the Executive Committee and City Staff took place on July 8th. Director Johns' notes from that meeting have been distributed.

The Commission and City Council will hold a Joint Workshop at 5 p.m. next Tuesday, July 25th in the 2nd Floor Conference Room at City Hall. The Joint Workshop agenda has been posted and sent out.

COMMISSIONER COMMENTS
Crosby thanked Matt Gillis for his work and the explanation of the review process.

CHAIRMAN COMMENT
Fleischman commended the Finance & Policy Committee and Director Johns for the annual administrative fee proposal. It's good and it's fair.

ADJOURNMENT
Fleischman adjourned the meeting at 9:31 a.m.

Respectfully submitted,

Joseph Johns, Executive Director	Christi Fleischman, Chairman

POST FALLS URBAN RENEWAL MINUTES
District Review Committee

July 16, 2026

CALL TO ORDER, ROLL CALL
Chairperson Christi Fleischman called the meeting to order at 9:40 a.m. Present, in addition to Fleischman were Commissioners Pat Leffel, Dominic Parmantier and Director Joseph Johns.

CONFLICT DISCLOSURE
None

CITIZEN COMMENTS
None

Rooted Project (Downtown URD). Johns provided an overview of the project located at the southeast corner of Spokane Street and Railroad Ave. The project questionnaire initially submitted in June 2025 and the costs provided recently. The costs submitted include non-qualifying expenses. Johns will request revised cost information. A motion to authorize Johns to proceed with the drafting of Minor Project Participation Agreement for future consideration by the full Commission was made by Commissioner Parmantier, seconded by Leffel. Motion carried by voice vote.

District Updates. Johns provided an update on the topics discussed during the Quarterly Executive Committee meeting with City staff, noting that these same issues are expected to be discussed in greater detail during the Joint Workshop with the City Council on July 21, 2026.

In the Post Falls Technology District, construction of the Prairie Medical Campus is progressing, including initial right-of-way improvements. The Agency has also received a request to consider urban renewal participation for a proposed low-income multifamily residential project adjacent to the district. Because a City-required water line is partially located within the district, Johns is reviewing the project to determine its eligibility.

In the Pleasant View District, recent discussions with City staff have focused on the possibility of keeping the district open.

In the Downtown District, updates included the Rooted Project and another potential Minor Projects Program project on 2nd Avenue involving City-required frontage improvements. Johns also reported ongoing discussions with City staff and the Mayor regarding a proposed downtown sidewalk project, which could affect funding available for frontage improvements through the Minor Projects Program.

Johns further reported that the review of A&A Construction's second reimbursement request remains ongoing. The participant's engineers have not yet provided the Agency's consulting engineers with the information necessary to complete a final recommendation regarding eligible reimbursement costs. In addition, A&A Construction must provide supplemental project information and cost estimates for the portion of its development between Idaho Street and Lincoln Street. The Owner Participation Agreement will also require amendment to include the public infrastructure improvements associated with that portion of the project. Delays in completing the reimbursement review could affect funding availability if the City's downtown sidewalk project proceeds.

East Seltice Vicinity Update. A joint letter (City/URA) informing property owners of the proposed district and seeking their input has been sent out. City staff has stated that the next step is to hold an open house to provide the public with an opportunity to be informed and give feedback. This will also be a topic at the July 21, 2026, Joint Workshop.

Meeting adjourned at 10:11 a.m.

Respectfully submitted,

Joseph Johns, Executive Director	Christi Fleischman, Chair

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 if 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.

<u>Downtown URD – Parking Plan Implementation</u>. 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

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of August 20, 2026

Type	Date	Num	Due Date	Aging	Open Balance
Bredeson Law Group					
Bill	08/16/2026	1338	09/15/2026		1,954.75
Total Bredeson Law Group					1,954.75
Canon Solutions America, Inc.					
Bill	08/01/2026	6016908483	08/31/2026		21.70
Total Canon Solutions America, Inc.					21.70
Mastercard					
Bill	08/01/2026	4581-Sep	08/31/2026		237.94
Total Mastercard					237.94
Welch Comer & Associates					
Bill	08/02/2026	11383000-0...	09/01/2026		13,289.38
Total Welch Comer & Associates					13,289.38
TOTAL					**15,503.77**

PAYROLL $6,879.30

22,383.07

Bank Activity Report July 2026

Cash Section				
Checking: First Interstate				
Beginning Balance			$	11,015.00
Deposits	$	1,102,809.92		
Withdrawals	$	(1,102,811.51)		
Ending Balance			$	11,013.41
Outstanding Checks	$	(1,371.42)		
Account Balance			$	9,641.99
Idaho Central CU - Savings				
Beginning Balance			$	25.00
Interest				
Ending Balance			$	25.00
Investment Section				
LGIP General Fund 1829				
Beginning Balance			$	1,398,246.47
Contributions	$	16,880.59		
Withdrawals	$	(8,948.83)		
Ending Balance			$	1,406,178.23
Outstanding Transfer				
Account Balance			$	1,406,178.23
LGIP Capital Improvements 1910				
Beginning Balance			$	3,983,545.15
Contributions	$	1,106,328.05		
Withdrawals	$	(12,497.63)		
Ending Balance			$	5,077,375.57
Outstanding Transfer				
Account Balance			$	5,077,375.57
Total Funds All Accounts:			$	6,493,220.79

July 2026

	Interest
State Pool - LGIP 1910	$ 13,434.94
Total	**$ 13,434.94**

CIP Interest Transfers

Post Falls Urban Renewal Agency - In-House
Balance Sheet
As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,641.99
LGIP1829-General Fund	1,406,178.23
LGIP1910-Capital Improvements	5,077,375.57
Savings - Idaho Central CU	25.00
Total Checking/Savings	6,493,220.79
Other Current Assets	
Accounts Receivable - Taxes	20,293.00
FMV - State Investment Pool	7,074.00
Interest Receivable	15,642.00
Prepaid Insurance	4,446.00
63420 · Lease Principal	7,990.00
Total Other Current Assets	55,445.00
Total Current Assets	6,548,665.79
TOTAL ASSETS	**6,548,665.79**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	5,023.36
24000 · Payroll Liabilities	
ID- Unemployment Payable	10.72
24000 · Payroll Liabilities - Other	3,397.59
Total 24000 · Payroll Liabilities	3,408.31
Total Other Current Liabilities	8,431.67
Total Current Liabilities	8,431.67
Total Liabilities	8,431.67
Equity	
Committed Fund Balance	1,349,484.00
Nonspendable Fund Balance	3,544.00
32000 · Unrestricted Net Assets	3,110,511.08
Net Income	2,076,695.04
Total Equity	6,540,234.12
TOTAL LIABILITIES & EQUITY	**6,548,665.79**

12:57 PM
08/10/26
Accrual Basis

Post Falls Urban Renewal Agency - In-House
Profit & Loss
July 2026

	Jul 26	Oct '25 - Jul 26
Ordinary Income/Expense		
Income		
Downtown District	391,737.20	1,012,119.05
Interest	16,911.26	160,932.21
Pleasant View District	11,036.06	22,777.06
Post Falls Technology District	691,057.16	1,604,094.51
46400 · Miscellaneous Income	0.00	7.00
Total Income	1,110,741.68	2,799,929.83
Gross Profit	1,110,741.68	2,799,929.83
Expense		
Audit	0.00	15,000.00
Computer Software	14.00	1,801.20
District Payments	0.00	591,851.37
Engineering Services	500.00	7,800.00
Marketing & Education Materials	0.00	309.56
Meetings	0.00	152.25
Website Design, Hosting & Maint	0.00	147.54
62140 · Legal Fees	1,392.25	7,930.00
62150 · Other Contract Services	0.00	17,500.00
62840 · Computer Repair & Maintenance	0.00	137.50
62890 · Rent	0.00	7,990.00
65020 · Postage, Mailing Service	42.00	42.00
65030 · Printing and Copying	121.29	342.81
65040 · Office Supplies	0.00	219.06
65050 · Telephone, Telecommunications	0.00	798.72
65110 · Advertising & Legal Notices	0.00	56.81
65120 · Insurance	0.00	201.00
65150 · Dues & Memberships	0.00	900.00
66000 · Payroll Expenses	7,126.43	70,054.97
Total Expense	9,195.97	723,234.79
Net Ordinary Income	1,101,545.71	2,076,695.04
Net Income	**1,101,545.71**	**2,076,695.04**

Fund Reconciliation: 7/31/2026

QB

First Interstate - Checking	**GF**	$ 9,641.99		
LGIP - 1829	**GF**	$ 1,406,178.23		
LGIP - 1910	**CIP**	$ 5,077,375.57		
Savings - Idaho Central CU	**GF**	$ 25.00		
Total			**$**	**6,493,220.79**

FUNDS

General Fund	**GF**	$ 1,415,845.22		
Capital Improvement Fund	**CIP**	$ 5,077,375.57		
Total			**$**	**6,493,220.79**

C.I. Fund Allocation:

Pleasant View	$ (40,487.84)
Plsnt.View FY26 Admin Fee	$ 25,000.00
Downtown	$ 354,734.82
MPP-Downtown	$ 203,043.99
PF Technology	$ 4,535,084.61
	$ 5,077,375.57

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

		Pleasant View	Downtown	Downtown MPP	PF Tech Dist.	Total
Termination Date		*2041*	*2041*	*2041*	*2038*	
	Sep-25	-	1,539.26	220.62	86.50	1,846.38
	Oct-25	-	2,967.62	423.12	2,259.35	5,650.09
	Nov-25	-	917.18	141.66	13,530.95	14,589.79
	Dec-25	-	39,759.42	7,016.37	39,956.71	86,732.50
	Jan-26	5,817.49	407,126.66	71,845.89	539,152.31	1,023,942.35
Reimbursement	'Feb-26	5,923.51	54,898.15	9,687.91	254,694.43	325,204.00
	Mar-26	-	7,903.58	1,394.75	3,606.92	12,905.25
	Apr-26	-	1,576.68	278.24	5,468.19	7,323.11
	May-26	-	4,319.27	762.22	10,053.63	15,135.12
	Jun-26	-	7,958.66	1,404.47	44,314.86	53,677.99
	Jul-26	11,036.06	332,976.63	58,760.57	691,057.16	1,093,830.42
	Aug-26					-
	Sep-26					-
Total YTD		**22,777.06**	**861,943.11**	**151,935.82**	**1,604,181.01**	**2,640,837.00**
	Approved Obligation	-	6,115,511.02	84,643.08	3,629,459.59	9,829,613.69
	Obligation Balance @ 7/31/26	-	3,780,403.30	-	3,629,459.59	7,409,862.89
	Carry over @ 7/31/26	(40,487.84)	-	203,043.99	4,535,084.61	4,697,640.76

Resolution No. 2026 – 1

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, MAKING FINDINGS CONCERNING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, AND ADOPTING SAID BUDGET

WHEREAS the Post Falls Urban Renewal Agency is an Idaho urban renewal agency formed pursuant to Idaho Code § 50-2006, and

WHEREAS Idaho Code §§ 50-2006(d) and 50-2903(5) require that an Idaho urban renewal agency compile an annual budget estimating expenses and revenues for the following fiscal year of the agency for submission to the local governing body, and

WHEREAS Idaho Code § 50-2006(d) requires an Idaho urban renewal agency to have the same fiscal year as a municipality, and

WHEREAS Idaho Code § 50-1001 provides that the fiscal year for a municipality begins on the first day of October.

NOW THEREFORE, BE IT RESOLVED BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. That the Agency makes the following findings of fact:

a. That the estimated revenues of the Agency for the period October 1, 2026 to September 30, 2027, are described in Exhibit A, attached hereto and incorporated by reference herein.
b. That the estimated expenses of the Agency for the period October 1, 2026 to September 30, 2027, are described in Exhibit A, attached hereto and incorporated by reference herein.

Section 2. That the Agency does hereby adopt Exhibit A as its fiscal year budget for the period October 1, 2026 to September 30, 2027, and does hereby tender a copy of said budget to the Post Falls City Council. Pursuant to Idaho Code § 67-1076(2)(b)(i), the budget shall also be submitted to the Local Governing Entities Central Registry by December 1, 2026.

PASSED by the Post Falls Urban Renewal Agency Commission at its duly noticed meeting on August 20, 2026.

____
Christi Fleischman, Chair

2027 OPERATING BUDGET - POST FALLS URBAN RENEWAL AGENCY **Exhibit "A"**

	Actual FY 2025	Budget FY 2026	Budget FY 2027
REVENUES:			
Tax Increment			
Technology District	$ 1,247,707	$ 1,473,077	$ 1,791,740
Downtown District	$ 918,347	$ 928,281	$ 1,014,625
Pleasant View District	$ 24,478	$ 9,964	$ 32,031
Other Income	$ -	$ -	$ -
Transfer from General Fund	$ -	$ 90,574	$ 49,833
Interest Income	$ 164,399	$ 40,750	$ 49,000
TOTAL REVENUES:	**$ 2,354,931**	**$ 2,542,646**	**$ 2,937,229**
Carryover (Technology)	$ 2,930,990	$ 2,924,752	$ 855,792
Carryover (Downtown)	$ 137,511	$ 131,950	$ 203,044
Carryover (Pleasant View)	$ -	$ -	$ -
TOTAL FUNDS	**$ 5,423,432**	**$ 5,599,348**	**$ 3,996,065**
EXPENDITURES:			
Proponent Reimbursement			
Technology District	$ -	$ 1,448,077	$ 1,741,907
Downtown District	$ 779,208	$ 903,281	$ 964,792
Pleasant View District	$ -	$ 9,964	$ 32,031
Designated Funds (Technology)	$ 2,930,990	$ 2,924,752	$ 855,792
Designated Funds (Downtown)	$ 137,511	$ 131,950	$ 203,044
Designated Funds (Pleasant View)	$ -	$ -	$ -
Debt Repayment	$ -	$ -	$ -
Interest Expense	$ -	$ -	$ -
Sub-Total Proponent	**$ 3,847,709**	**$ 5,418,024**	**$ 3,797,566**
Agency Operating Expenses			
Audit	$ 12,770	$ 15,000	$ 15,500
Legal Advertising	$ 279	$ 900	$ 900
Employee Wages	$ 59,169	$ 61,994	$ 66,000
FICA	$ 4,526	$ 4,742	$ 5,049
SUTA	$ 129	$ 140	$ 139
PERSI	$ 7,092	$ 7,415	$ 7,894
Health Benefit	$ 8,400	$ 8,400	$ 8,400
Engineering Services	$ -	$ 13,000	$ 17,500
Contract Legal Services	$ 10,850	$ 25,000	$ 25,000
Other Contract Services	$ 78	$ 21,000	$ 25,000
Insurance	$ 4,441	$ 4,636	$ 4,750
Marketing and Education	$ 686	$ 300	$ 300
Dues and Memberships	$ 850	$ 900	$ 900
Computer Repair and Maintenance	$ -	$ 330	$ 330
Computer Software	$ 1,774	$ 1,784	$ 2,200
Office Equipment	$ 240	$ -	$ 3,000
Office Supplies	$ 88	$ 425	$ 425
Postage & Shipping	$ 73	$ 78	$ 82
Printing & Copying	$ 192	$ 300	$ 300
Rent - Space & Equipment	$ 7,990	$ 7,990	$ 7,990
Telephone and Internet	$ 800	$ 800	$ 800
Meetings	$ 290	$ 390	$ 390
Website Design, Hosting and Maint.	$ 400	$ 800	$ 650
Contingency	$ 1,930	$ 5,000	$ 5,000
General Fund Carryover	$ 30,939	$ -	$ -
Sub-Total Agency	**$ 153,986**	**$ 181,324**	**$ 198,499**
Total Expenditures	**$ 4,001,695**	**$ 5,599,348**	**$ 3,996,065**

Semi-Annual Reimbursement Amounts for August 20, 2026

District	Proponent/Developer	August 2026 Reimbursement	Remaining Obligation
Downtown	A&A Construction	$ 348,063.96	$ 3,352,339.34
Technology	Beyond Green, Inc.	$ 3,629,459.59	
	Total	**$ 3,977,523.55**	

		Current Fund Balance
Downtown-Minor Projects		$ 210,660.83
Post Falls Technology	BGI, Inc; NIHH LLC	$ 849,433.20
Pleasant View **	City of Post Falls	$ (90,320.84)

** Balance resulting from pending Annual Admin. Fees

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Post Falls Urban Renewal Agency
210 E 4th Avenue
Post Falls, Idaho 83854

(Space Above For Recorder's Use)

MINOR PROJECT REIMBURSEMENT AGREEMENT

THIS AGREEMENT is made and entered into this 20th day of August, 2026, by and between the POST FALLS URBAN RENEWAL AGENCY, an Idaho urban renewal agency, 201 E. 4th Avenue, Post Falls, Idaho, 83854, hereinafter referred to as the Agency, and Kuldip Singh, 1609 E Warm Springs Ave, Post Falls, ID 83854, hereinafter referred to as the Participant.

WITNESSETH:

WHEREAS the Agency is an independent public body, corporate and politic, and is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29, as amended and supplemented, hereinafter collectively referred to as the Act;

WHEREAS the Post Falls City Council did on June 1, 2021 pass Ordinance No. 1415, duly adopting the Downtown District Urban Renewal Plan (the "Plan") and creating the Downtown Urban Renewal District (the "District");

WHEREAS in 2024 the Agency implemented its Minor Projects Program to provide for priority reimbursement of public improvements associated with certain minor projects that promote the objectives set forth in the Plan and are authorized by such Plan.

WHEREAS the Participant is an existing business or non-profit that has a physical facility located within the District which it wishes to expand or improve, as more specifically described in **Exhibit A** attached hereto and incorporated by reference herein, and hereinafter referred to as the Site;

WHEREAS the Participant intends to construct public improvements on or by the Site, as more specifically described in **Exhibit B**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Project. A detailed list of the proposed improvements associated with the Project is also included in **Exhibit B**. Contracts for construction of the

Project, verification of City approval of the Project, construction plans and related documents, including the specific contract price for the Project, are attached hereto as **Exhibit C**;

WHEREAS the Agency has reviewed the elements of the Project and concludes that the Project consists of City required physical improvements or façade or related improvements which will promote Plan objectives and are authorized by such Plan;

WHEREAS the Agency has assessed the Project's impact as it relates to increased employment, enhanced appearance, contribution to the objectives of the Plan and related factors.

WHEREAS the Agency and the Participant seek to cooperate in the construction of public infrastructure improvements;

WHEREAS the Participant is willing to construct and pay for the Project with the expectation of being reimbursed from future tax increment revenues received by the Agency from the District as those revenues are received, subject to repayment of existing Agency obligations within the District as hereinafter provided for in Section 6 of this Agreement; and

WHEREAS the Parties seek to memorialize understandings relating to the conditions associated with Agency funded reimbursement.

NOW THEREFORE, in consideration of the mutual benefits to be derived hereby, the Parties agree as follows:

1. EFFECTIVE DATE: The effective date of this Agreement shall be the date first above-written, and shall continue until all obligations of each Party are completed or until termination of the Plan, whichever shall first occur.

2. PUBLIC INFRASTRUCTURE AND OTHER PUBLIC FACILITIES: The Parties agree that the public improvements and their estimated costs that are the subject of this Agreement are those listed on **Exhibit B**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Agency Funded Public Improvements which shall qualify for reimbursement subject to the conditions set forth herein when they have been completed, accepted by the City, documented with respect to the actual costs of the Improvements, which shall be reviewed by the Agency's engineering consultants, and formally approved by the Agency by adoption of an Order of Approval in accordance with Commission policy. Any other public improvements that are constructed by the Participant and are not identified in **Exhibit B** as part of the Project are not eligible for reimbursement pursuant to this Agreement.

3. CONSTRUCTION OF AGENCY FUNDED PUBLIC IMPROVEMENTS: The Participant agrees to construct the Agency Funded Public Improvements consistent with the following:

    3.1. The Improvements to be constructed shall be in accordance with the overall City infrastructure plans, polices, and design standards.

3.2. Prior to commencing construction, all necessary permits shall be obtained by the Participant and/or the Participant's agents.

3.3. Construction and quality control inspections shall be provided by the engineer of record and the City.

4. CONDITIONS: In consideration for the commitments presented by the Participant, the Agency agrees to reimburse the Participant the costs Participant incurs to construct the Agency Funded Public Improvements, subject to the following conditions:

4.1. The Participant shall comply with City design review approvals and all applicable local, state and federal laws.

4.2. The Participant shall submit a Project schedule to the Agency upon completion of City approvals, which shall contain specific timelines for completing the Agency Funded Public Improvements.

4.3. The Participant shall complete the Agency Funded Public Improvements described in **Exhibit B** and any attachments to **Exhibit B**.

4.4. The Participant shall allow the Agency or its agent to review the final design and construction of the Project.

4.5. The Participant agrees to invoice the Agency for the cost of the items to be reimbursed for review by the Agency, with reimbursement to be based upon completion and final inspection by the Agency or its agent, approval by the City, and the availability of tax increment revenues for the District.

4.6. The Participant shall complete the Improvements on or before the 31st day of December, 2027.

5. INITIAL CONSTRUCTION FUNDING: The Participant shall pay for all of the costs of installation of the Agency Funded Public Improvements set forth in **Exhibit B** and previously approved by the Agency, hereinafter referred to as Minor Project Participant Advances.

6. REIMBURSEMENT OF MINOR PROJECT PARTICIPANT ADVANCES: The Participant shall be entitled to reimbursement of Minor Project Participant Advances subject to the following conditions and understandings:

6.1. It is the understanding of the Parties that the Participant shall only be paid the reimbursement of Minor Project Participant Advances from tax increment revenues of the District. If for any reason tax increment revenues anticipated to be received by the Agency are insufficient or curtailed, the Agency shall not be obligated to use other sources of revenue to make reimbursements to the Participant.

6.2. It is the understanding of the Parties that tax increment revenues received by the Agency for the District will first be used in the following manner and order:

6.2.1. Repayment of any debt of the District disclosed to the Participant upon the execution of this Agreement.

6.2.2. Payment of the Participant's annual contribution to the administrative costs of the Agency as established in the Agency's annual budget, and applicable equally to each participant.

6.2.3. Payment of extraordinary administrative and/or legal costs associated with the District according to Agency Policy No. 16.

6.2.4. Payments deemed necessary by the Agency to establish a "Debt Service Reserve Account" for any debt disclosed in Section 6.2.1 above.

6.2.5. Payment of other Participant Advances that are not associated with Minor Projects derived from an Owner Participation and Reimbursement Agreement executed prior to August 1, 2024, unless the subject participant has consented in writing to subordinate their reimbursement priority to Minor Project reimbursement.

6.2.6. Payment of other Minor Project Participant Advances by other participants in the District that have orders of approval that predate the order of approval authorizing the Participant's reimbursement, or in the case of City funded improvements that the Agency has received invoices for before issuance of the Participant's order of approval.

6.2.7. Payment of the Participant's Minor Project Participant Advances in accordance with Agency Policies.

6.3. The Participant acknowledges that the Agency has provided the Participant with copies of the Agency's Policies concerning the use of tax increment revenue and cost reimbursement, which the Participant agrees to be bound by, including but not limited to Policy No. 7 and the First, Second, Third and Fourth Addendums to Policy No. 7, Policy No. 18 governing reimbursement for "soft costs" and Policy No. 28 regarding reimbursement of borrowing costs. Reimbursement of Minor Project Participant Advances for Agency Funded Public Improvements shall be made in full compliance with all of the Agency's Policies. Pursuant to Policy No. 7 and its Fourth Addendum, the Participant acknowledges that the Agency's ability to reimburse for Minor Projects is limited to fifteen percent (15%) of the tax increment funds that have been received annually from the District, which may not exceed a maximum reserved balance of $250,000. An approved Minor Project is eligible for maximum total increment tax reimbursement of $250,000.

7. ANNUAL REVIEW: The Participant is aware that the Agency intends to conduct an annual review of the performance of both the Plan and the District, and reserves the right

within the sole discretion of the Agency to make adjustments to the Plan that are authorized by the Plan and the Act.

8. MISCELLANEOUS:

8.1. The Participant shall provide the Agency with proof that the Participant and its agents have adequate liability and workers compensation insurance.

8.2. The Participant agrees to indemnify and hold harmless the Agency from any and all liability and/or obligations not specifically provided for in this Agreement to be performed by the Agency with reference to the Project, except for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the Agency, its agents, employees or indemnitees.

8.3. The Participant does hereby grant to the Agency and its agents a right of access to the Site for the purpose of inspections.

8.4. The Parties agree that this Agreement does not establish a partnership or joint venture relationship between the Parties.

8.5. The rights and obligations provided for in this Agreement may not be assigned without the mutual agreement of the Parties, which consent shall not unreasonably be withheld. It being understood that the rights and obligations of the Participant shall survive any assignment, sale and/or lease of portions of the Site to third parties. The Participant shall coordinate with the Agency on behalf of such third parties so that the Agency's direct involvement with such third parties will be limited as much as possible.

8.6. This Agreement shall be construed and enforced under the laws of the State of Idaho, with any enforcement action to be brought in the First Judicial District of the State of Idaho, in and for the County of Kootenai. The prevailing party in any action shall be entitled to reasonable attorney's fees and costs.

8.7. The Parties agree that in the event that there is a disagreement or dispute over the terms and provisions of this Agreement, including reimbursement submittals, that the Parties shall mutually submit the disagreement or dispute to non-binding mediation utilizing a mediator mutually agreeable to the Parties, with the Parties jointly sharing the costs of mediation. In the event that the Parties cannot agree on a mediator or if the mediation is unsuccessful, the Parties shall engage in a binding arbitration pursuant to the Commercial Rules of the American Arbitration Association. Costs and fees, including but not limited to reasonable attorney's fees, incurred in such arbitration shall be awarded to the prevailing party as that term is defined by Idaho Law.

8.8. The Parties agree that this Agreement is the entire agreement between the Parties, and is binding upon their successors and assigns. It may only be amended in writing signed by both Parties.

8.9. All of the provisions of this Agreement are distinct and severable, and if any provision shall be deemed illegal, void or unenforceable, it shall not affect the legality, validity or enforceability of any other provision or portion of this Agreement.

IN WITNESS WHEREOF, the Parties have set their hands effective the date first above-written.

POST FALLS URBAN RENEWAL AGENCY
an Idaho urban renewal agency

By:________________________________
Christi Fleischman, Chairperson

PARTICIPANT

____
Kuldip Singh

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ____ day of ____________, 2026, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared Christi Fleischman, proved to me on the basis of satisfactory evidence to be the Chairperson of the Post Falls Urban Renewal Agency that executed the instrument or the person who executed the instrument on behalf of the Agency and acknowledged to me that such Agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.

____
NOTARY PUBLIC

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ____ day of ______________, 2026, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared Kuldip Singh, proved to me on the basis of satisfactory evidence to be the person who executed the instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.

____
NOTARY PUBLIC

Exhibit A

Legal Description

MOTOR VEHICLE ADD TO POST FALLS, LT 1 BLK 1 Recorded in Book L of Plats, Page 151, records of Kootenai County, Idaho.

Exhibit B

GINNO CONSTRUCTION CO.

COMMERCIAL INDUSTRIAL RESIDENTIAL

Pedestrian and Accessibility Improvements:
Construction of new pedestrian infrastructure and accessibility upgrades along the site frontage, including:

- New public-facing concrete sidewalks
- ADA-compliant accessible pedestrian routes
- Accessible curb ramps and pedestrian crossings
- Improved pedestrian connectivity between Spokane Street, Railroad Avenue, public parking areas, and adjacent businesses

Street and Frontage Improvements:
Frontage improvements include:

- New concrete curb and gutter
- New driveway approach improvements
- New drainage curb cuts
- Associated grading and pavement improvements

Stormwater Infrastructure Improvements:
A significant portion of the site development effort focused on stormwater management and environmental improvements, including:

- Bio-infiltration swales

Water System Improvements:
Utility improvements associated with the public water system include:

- Extension of an 8-inch public water main
- New domestic water service infrastructure
- New irrigation service infrastructure
- Installation of a new public fire hydrant
- Fire protection infrastructure improvements

Sanitary Sewer Improvements:
Utility work included installation and connection of new sanitary sewer infrastructure serving the development, including:

- New sanitary sewer service lines
- Connection to existing public sanitary sewer facilities
- Associated utility trenching and restoration work

Landscaping and Urban Design Enhancements:
The project incorporated extensive landscape improvements intended to enhance the public environment, including:

- Installation of new street trees
- Irrigation systems
- Landscape swales

Exhibit C

Cost Breakdown:
Below is a detailed cost summary organized by the following categories:

Category	Improvement Description	Estimated Cost
Sidewalks, Curbing, Approaches, ADA Ramps	New public and frontage sidewalks, curbs, curb & gutter, drainage curbs & approaches along Spokane Street and Railroad Avenue	$22,500
City ROW Utility Work	Connection to the City's existing sanitary sewer system, construction of the public portion of the sewer service, extension and connection of the public water system, installation of a fire hydrant, water meters, valves, fittings, and related public utility improvements. The request also includes associated excavation, trenching, testing, and restoration necessary to complete and dedicate these improvements in accordance with City of Post Falls standards.	$38,000
Street Trees (3ea)	Street trees required by City	$1,950
Landscaping & Irrigation	Public-facing landscape improvements- grass swales & irrigation infrastructure. Landscape plantings in the total of (9ea)	$3,085
	Total	**$65,535**

Exhibit C

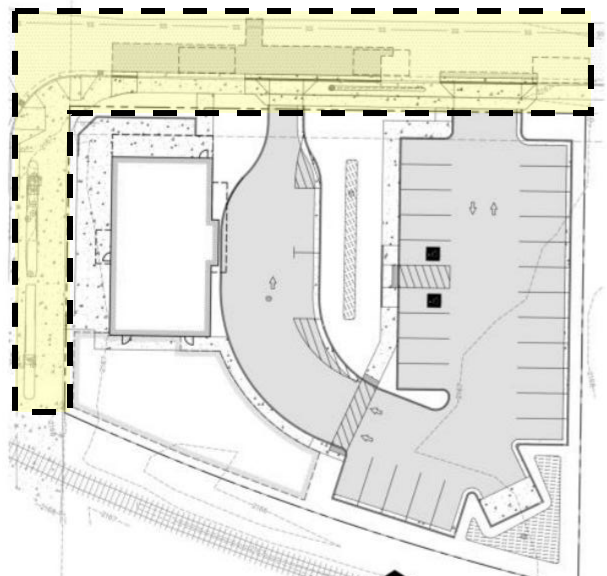
CIVIL IMPROVEMENT PLANS
FOR
ROOTED
310 N SPOKANE STREET, POST FALLS ID 83854

ABBREVIATIONS:

±	PLUS OR MINUS
AC	ASPHALT CONCRETE
AFN	AUDITORS FILE NUMBER
APPROX	APPROXIMATELY
ASPH	ASPHALT
BC	BEGIN CURVE
BKSW	BACK OF SIDEWALK
BLD	BUILDING
BOTW	BOTTOM OF WALL (EL)
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
CTR	CENTER
CULV	CULVERT
CW	CONCRETE WALK
DI	DUCTILE IRON PIPE
DWY	DRIVEWAY
EC	END OF CURVE
EG	EXISTING GRADE
EL	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENTATION CONTROL
EVC	END OF VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FS	FINISHED SURFACE
GB	GRADE BREAK
GRVL	GRAVEL
GV	GATE VALVE
GW	GROUND WATER
HP	HIGH POINT
HMA	HOT MIX ASPHALT
ITD	IDAHO TRANSPORTATION DEPARTMENT
IE	INVERT ELEVATION
INT	INTERSECTION
IRR	IRRIGATION
LF	LINEAL FEET
LOC	LOCATION
LS	LANDSCAPING
LT	LEFT (OFFSET)
MON	MONUMENT
MUTCD	MANUAL UNIFORM TRAFFIC CONTROL DEVICES
NO.	NUMBER
NTS	NOT TO SCALE
OHW	ORDINARY HIGH WATER
PED	PEDESTRIAN
PC	POINT OF CURVATURE
PCC	POINT OF REVERSE CURVATURE
PL	PROPERTY LINE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
ROW	RIGHT OF WAY
RP	RADIUS POINT (CURVE/ CIRCLE)
RT	RIGHT (OFFSET)
PT	POINT OF TANGENCY
RWCL	RIGHT OF WAY CENTER LINE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTH EAST
SF	FILTER FENCE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SSS	SANITARY SIDE SEWER
STA	STATION (ALIGNMENT REFERENCE)
STD	STANDARD
TOC	TOP (BACK) OF CURB
TOE	TOE OF GRADE BREAK
TOP	TOP OF GRADE BREAK
TOPW	TOP OF WALL (EL)
TP	TELEPHONE POLE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	UNDERGROUND TELEPHONE
VC	VERTICAL CURVE
W/	WITH
WM	WATER MAIN
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

PROPOSED FEATURES LEGEND:

- CONCRETE
- ASPHALT
- LANDSCAPE
- GRAVEL
- SWALE BOTTOM AREA
- XX.XX SPOT ELEVATION
- PERFORATED PIPE
- STORMWATER PIPE
- SANITARY SEWER
- DOMESTIC WATER LINE
- FIRE WATER LINE
- TRENCH / SAWCUT LINE
- PUBLIC ROW
- 99+00 ROW CENTERLINE
- KEY NOTE REFERENCE
- FLOW DIRECTION ARROW
- FIRE HYDRANT
- GATE VALVE (GV)
- CAP
- REDUCER (RED)
- THRUST BLOCKING
- WATER SERVICE METER
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- SEWER MANHOLE (SSMH)
- SEWER CLEANOUT (SSCO)
- STORM MANHOLE (SDMH)
- STORM CATCH BASIN (CB)
- STORM CLEANOUT (SDCO)
- CULVERT END
- OUTFALL ROCK PAD
- CONCRETE CURB
- CONCRETE CURB INLET



SITE MAP
SCALE: 1" = 20'

Site Plan expires one year from approval date PFMC 18.20.130

Revision A 6/11/2026

DEPARTMENT REVIEW — CITY OF POST FALLS

PLANNING
Approved
Paige Hunt
06/11/2026 10:02:25 AM

ENGINEERING
Approved
Chris Schneider
06/11/2026 10:02:41 AM

BUILDING
Approved
Justin Miller
06/11/2026 10:26:52 AM

Approved
Per Jeryl Archer
06/11/2026 10:27:08 AM

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.00	COVER SHEET
C2.00	NOTES
C3.00	DEMOLITION PLAN
C4.00	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C5.00	GRADING PLAN
C6.00	STORMWATER PLAN
C7.00	UTILITY PLAN
C8.00	DETAILS
C8.01	DETAILS
C8.02	DETAILS
C8.03	DETAILS

THESE APPROVED PLANS MUST BE ON-SITE FOR INSPECTION

CALL 811
2 BUSINESS DAYS BEFORE YOU DIG

VICINITY MAP

DESIGN TEAM:

ARCHITECT:
HDG ARCHITECTURE
230 S WASHINGTON STREET
SPOKANE, WA 99201
PHONE: (509) 321-5064
ATTN: ARMANDO HURTADO

ENGINEER:
FACET
601 W MAIN ST, SUITE 617
SPOKANE, WA 99201
PHONE: (509) 606-3600
FAX: (206) 523-1012
ATTN: SCOTT STALLMAN, PE

LOCAL PURVEYORS:

SEWER:
CITY OF POST FALLS
408 N SPOKANE STREET,
POST FALLS, ID 83854
PHONE: (208) 882-5724
ATTN: JOHN BEACHAM

STORMWATER:
CITY OF POST FALLS
408 N SPOKANE STREET,
POST FALLS, ID 83854
PHONE: (208) 882-5724
ATTN: JOHN BEACHAM

WATER DEPARTMENT:
CITY OF POST FALLS
2002 W SELTICE WAY
POST FALLS, ID 83854
PHONE: (208) 777-9857
ATTN: MATTHEW ISCH

SURVEY INFORMATION:

THE SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEYOR BELOW. A COPY, SIGNED AND SEALED BY THE PROFESSIONAL LAND SURVEYOR IS ON FILE WITH THE DESIGN ENGINEER.

STORHAUGH
510 EAST THIRD AVENUE
SPOKANE, WA 99202
PHONE: (509) 242-1000

STANDARDS:

THE IMPROVEMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW.

1. CITY OF POST FALLS STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION)
2. ITD STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION)

PROJECT INFORMATION

OWNERS:

ZONING:

ADDRESS: 310 N SPOKANE ST, POST FALLS, ID 83854

ZONING: SCS (POST FALLS SMARTCODE)

MAX LOT COVERAGE: 80% (POST FALLS SMARTCODE)

DENSITY: 18 UNITS PER ACRE / 1 UNIT EQUALS 1,000 SF OF COMMERCIAL SPACE

COFFEE SHOP

FUTURE BUILDING

SETBACKS: (POST FALLS SMARTCODE TABLE 15C)

PARKING:

PARKING REQUIRED: PER POST FALLS SMARTCODE CHAPTER 6 TABLE 10

PARKING PROVIDED:

STALL WIDTH MIN

2-WAY DRIVE WIDTH

BICYCLE PARKING REQUIRED:

BICYCLE PARKING PROVIDED:

4 RACKS

ACCESSIBLE ROUTE REQUIRES HANDRAIL PER 2010 ADA STANDARDS SECTION 405

REV	DATE	DESCRIPTION
1	9.13.24	CITY REVIEW COMMENTS #1
2	11.22.24	CITY REVIEW COMMENTS #2
4	3.28.25	SITE REVIEW COMMENTS #3
5	5.21.25	SITE REVIEW COMMENTS #4
6	5.27.25	SITE REVIEW COMMENTS #5
7	6.26.25	PIPE MATERIAL CLARIFICATION
8	5.19.26	PATIO EXPANSION

HDG — Architecture
230 S. Washington St.
Spokane, WA 99201
509-321-5064
StudioHDG.com

FACET
601 W Main Ave, Suite 617
Spokane, WA 99201
P: 509.606.3600
www.facetnw.com

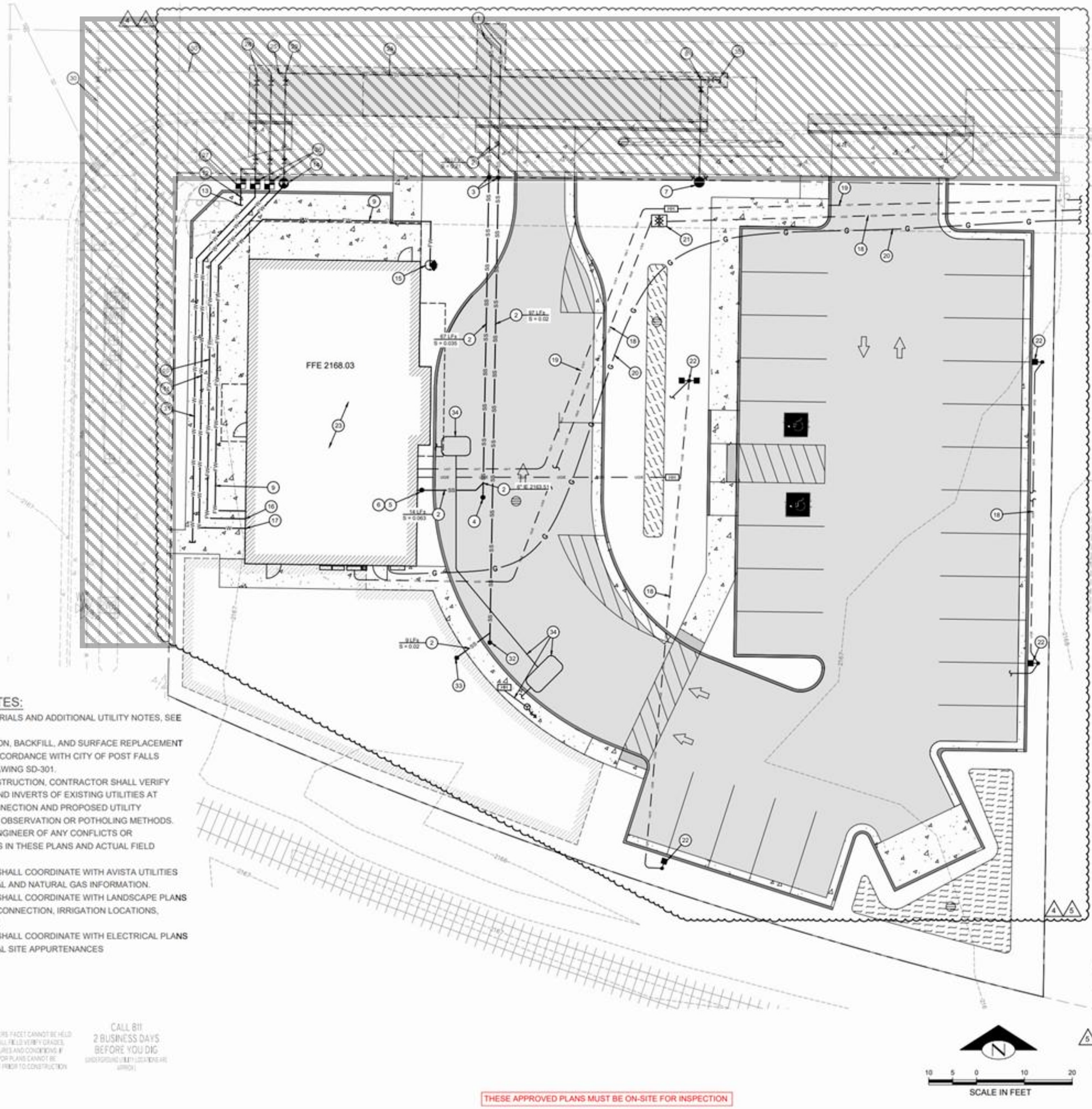
PROFESSIONAL ENGINEER — LICENSED 17518 — STATE OF IDAHO — QUIN N. CLEMENTS
5/21/2026

New Construction
—
21.30 - ROOTED
310 N SPOKANE ST
POST FALLS, ID 83854

Project: 2301.0294
Drawn By: SS
Date: 2024.09.13

C1.00
—
COVER SHEET

Exhibit C



GENERAL NOTES:

1. FOR PIPE MATERIALS AND ADDITIONAL UTILITY NOTES, SEE SHEET C2.00.
2. TRENCH SECTION, BACKFILL, AND SURFACE REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF POST FALLS STANDARD DRAWING SD-301.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALIGNMENTS AND INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY CIVIL ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.
4. CONTRACTOR SHALL COORDINATE WITH AVISTA UTILITIES FOR ELECTRICAL AND NATURAL GAS INFORMATION.
5. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLANS FOR POINT OF CONNECTION, IRRIGATION LOCATIONS, SLEEVING, ETC.
6. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ELECTRICAL SITE APPURTENANCES.

KEY NOTES:

KEY	NOTE:	DETAIL/ SHEET
1	CONNECT TO EXISTING 21" CONC SANITARY SEWER MAIN WITH NEW 6" SANITARY SEWER SERVICE PER CITY OF POST FALLS STANDARD DRAWING SD 504. EX IE 2154.74± 6" IE 2155.24±	4/C8.01
2	NEW 6" PVC SANITARY SEWER PIPE. SLOPE AND LENGTH PER PLAN.	-
3	6" SSCO RIM 2167.09± 6" IE 2161.00	1/C8.03
4	6" SSCO RIM 2167.34± 6" IE 2163.65	1/C8.03
5	6" SSCO RIM 2168.03 6" IE 2164.53	1/C8.03
6	APPROXIMATE SANITARY SEWER STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE WITH PLUMBING PLANS FOR EXACT LOCATION.	-
7	NEW FIRE HYDRANT PER CITY OF POST FALLS STANDARD DRAWING SD 401.	1/C8.01
8	8" x 6" x 8" TEE WITH 8" BLIND FLANGE IN ACCORDANCE WITH CITY OF POST FALLS WATER STANDARDS. INSTALL VALVES ON SOUTH AND EAST LEGS OF TEE.	-
9	4" PVC C900 FDC SERVICE	-
10	NEW 4" PVC C900 FIRE WATER SERVICE TO BUILDING.	-
11	NEW 2" HDPE DOMESTIC WATER SERVICE TO BUILDING.	2/C8.01
12	NEW 1" HDPE IRRIGATION SERVICE.	3/C8.01
13	1" HDPE IRRIGATION SERVICE POINT OF CONNECTION. COORDINATE EXACT POINT OF CONNECTION WITH LANDSCAPE PLANS.	-
14	NEW POST INDICATOR VALVE (PIV).	5/C8.00
15	NEW FIRE DEPARTMENT CONNECTION (FDC).	11/C8.00
16	APPROXIMATE FIRE WATER STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE WITH PLUMBING PLANS FOR EXACT LOCATION. PROVIDE DOUBLE CHECK VALVE ASSEMBLY IN RISER ROOM.	-
17	APPROXIMATE DOMESTIC WATER STUB OUT LOCATION. FIRE PROTECTION CONTRACTOR SHALL FINALIZE FIRE WATER LINE SIZE AND STUB OUT LOCATION.	-
18	NEW ELECTRICAL SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH SHEET E1.01 FOR MORE INFORMATION.	-
19	NEW COMMUNICATION SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.	-
20	NEW NATURAL GAS SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH AVISTA AND MEP PLANS FOR ADDITIONAL INFORMATION AND FINAL SIZING.	-
21	NEW PAD MOUNTED TRANSFORMER SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLAN SHEET E1.01 FOR ADDITIONAL INFORMATION.	-
22	NEW SITE LIGHT SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLAN SHEET E1.01 FOR ADDITIONAL INFORMATION.	-
23	NEW BELOW-GRADE GREASE INTERCEPTOR TO BE INSTALLED INSIDE BUILDING. SEE PLUMBING PLANS FOR MORE INFORMATION.	-
24	NEW 8" PVC C900 PUBLIC WATER MAIN EXTENSION IN ACCORDANCE WITH CITY OF POST FALLS WATER STANDARDS.	6/C8.02 3/C8.03
25	CONNECT NEW 8" WATER MAIN TO EXISTING 8" WATER MAIN IN ACCORDANCE WITH CITY OF POST FALLS WATER STANDARDS. CONTRACTOR SHALL CONTACT CITY OF POST FALLS WATER DIVISION 5 DAYS PRIOR TO TAPPING TO SCHEDULE CONNECTION.	-
26	NEW 2" DOMESTIC WATER METER PER CITY OF POST FALLS STANDARD DRAWING SD 402.	2/C8.01
27	NEW 1" IRRIGATION WATER METER PER CITY OF POST FALLS STANDARD DRAWING SD 406.	3/C8.01
28	CONNECT NEW 2" DOMESTIC WATER SERVICE TO 8" PUBLIC WATER MAIN PER CITY STANDARDS.	-
29	CONNECT NEW 4" FIRE WATER SERVICE TO 8" PUBLIC WATER MAIN PER CITY STANDARDS.	-
30	EXISTING WATER MAIN ALIGNMENT IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY IN THE FIELD.	-
31	NEW 2" HDPE DOMESTIC WATER SERVICE STUB FOR POTENTIAL FUTURE BUILDING.	2/C8.01
32	6" SSCO RIM 2167.45 6" IE 2162.94	1/C8.03
33	6" SSCO RIM 2168.03 6" IE 2163.12	1/C8.03
34	NEW ELECTRICAL APPURTENANCES SHOWN SCHEMATICALLY AND FOR REFERENCE ONLY. SEE SHEET E1.01.	-
35	MECHANICALLY RESTRAINED CAP.	-

HDG — Architecture
230 S. Washington St. Spokane, WA 99201
509-321-5064 StudioHDG.com

REV	DATE	DESCRIPTION
1	9.13.24	CITY REVIEW COMMENTS #1
2	11.22.24	CITY REVIEW COMMENTS #2
4	3.28.25	SITE REVIEW COMMENTS #3
5	5.21.25	SITE REVIEW COMMENTS #4
6	5.27.25	SITE REVIEW COMMENTS #5
7	6.26.25	PIPE MATERIAL CLARIFICATION
8	5.19.26	PATIO EXPANSION

FACET
601 W Main Ave, Suite 617, Spokane, WA 99201
P: 509.606.3600
www.facetnw.com

PROFESSIONAL ENGINEER LICENSED 17518 STATE OF IDAHO QUIN N. CLEMENTS
5/21/2026

New Construction
—
21.30 - ROOTED
310 N SPOKANE ST
POST FALLS, ID 83854

Project: 2301.0294
Drawn By: SS
Date: 2024.09.13

C7.00
—
UTILITY PLAN

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Twenty-seventh day of October in the year Two Thousand Twenty-Five
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Karanvir Singh
1609 E Warm Springs Ave
Post Falls, ID 83854

and the Contractor:
(Name, legal status, address and other information)

Ginno Construction of Idaho, Inc.
3893 N Schreiber Way
Coeur d'Alene, ID 83815

for the following Project:
(Name, location and detailed description)

Rooted
310 N Spokane St.
Post Falls, ID 83854
Ground up construction of a new coffee shop in Post Falls, ID

The Architect:
(Name, legal status, address and other information)

HDG Architecture
230 S. Washington St.
Spokane, WA 99201

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Two Million Two Hundred and Fifteen Thousand Dollars and Zero Cents ($ 2,215,000.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
Weatherization	$42,700.00
P04 Doors/Frames/Hardware	$6,500.00
Eliason Door	$4,000.00

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

N/A

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment
§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest
Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

12.00 % per annum

ARTICLE 6 DISPUTE RESOLUTION
§ 6.1 Initial Decision Maker
The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution
For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION
§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
.3 AIA Document A201™–2017, General Conditions of the Contract for Construction
.4 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

.5 Drawings

Number	Title	Date
HDG Architecture	Architectural Drawings	03/16/2023
AHBL	Landscape Drawings	02/16/2023
Facet	Civil Drawings	09/13/2024
DCG	Structural Drawings	03/17/2023

.6 Specifications

Section	Title	Date	Pages

.7 Addenda, if any:

Number	Date	Pages
Addendum 1	06/25/2025	2
Addendum 2	07/10/2025	1

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[X] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Bid Proposal		07/10/2025	5

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

Additions and Deletions Report for
AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:08:28 PDT on 10/31/2025.

Changes to original AIA text

PAGE 3

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PAGE 7

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Addendum 2	07/10/2025	1

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Variable Information

PAGE 1

AGREEMENT made as of the Twenty-seventh day of October in the year Two Thousand Twenty-Five
(In words, indicate day, month and year.)

Karanvir Singh

1609 E Warm Springs Ave

Post Falls, ID 83854

Ginno Construction of Idaho, Inc.

3893 N Schreiber Way

PAGE 6

$10,000.00

Karanvir Singh

1609 E Warm Springs Ave

Post Falls, ID 83854

p. 208.262.1842

karn.virk@yahoo.comk

Justin Robertson

VP of Operations

3893 N Schreiber Way

Coeur d'Alene, ID 83815

Office. 208.667.5560

Cell. 208.714.2809
jrobertson@ginnoconstruction.com

PAGE 7

[X] Supplementary and other Conditions of the Contract: