Post Falls Urban Renewal Agency
September 17, 2026 Meeting
9:00 am, Post Falls City Hall

1. Call to Order, Commissioner Roll Call

2. Ceremonies, Appointments and Announcements

3. Conflict Disclosure

4. Consent Calendar **ACTION ITEMS**
   a. Commission Meeting Minutes, August 20, 2026
   b. Commission Workshop Minutes, September 8, 2026
   c. Payables
   d. Bank Activity Report
   e. Financial Reports
   f. FY 2027 Legal Services Contract
   g. FY 2026 Audit Engagement Letter

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. Unfinished Business

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 MINUTES
August 20, 2026

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE
Chairman Christi Fleischman called the meeting to order at 9:04 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Fleischman were Commissioners Eric Clemensen, Len Crosby, Collin Coles, Pat Leffel, Joe Rodriguez and Dominic Parmentier (via Zoom). Counselor Pete Bredeson was 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 Minutes, July 16, 2026

Item B is the District Review Committee Meeting Minutes, July 16, 2026

Item C is the Joint Workshop Minutes, July 21, 2026

Item D is the payables for this month totaling $22,383.07

Item E is the Bank Activity Report which shows total funds in all accounts of $6,493,220.79 and accrued interest for the month of $13,434.94

Item F is the financial reports as of July 31, 2026.

Approval of the consent calendar will authorize a transfer of $22,383.07 to the First Interstate Checking Account for the monthly payables and $13,434.94 accrued interest to the General Fund

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

COMMITTEE UPDATES
Finance & Policy – Crosby: Reviewed the monthly financials and finalized the budget presentation.

District Review – Fleischman: Nothing to report.

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

CITIZEN COMMENTS
None

PUBLIC HEARING
Fleischman opened the Public Hearing for the proposed Fiscal Year 2027 Budget at 9:08 am.

Treasurer Crosby presented the FY 2027 Budget.

Key aspects of this year's budget include projected revenues from tax increment based on analysis of this year's preliminary values from the Kootenai County Assessor's Office relative to the prior year's values and levy rate. For FY2027 it is expected the levy rate will see a small decrease as Post Falls property values have increased approximately 7%. For FY 2027, projected tax increment from the three active districts is expected to increase by approximately 18%, or $427,074, compared with FY 2026. This increase is attributable primarily to continued development stimulated by public infrastructure improvements funded through the Commission. The Urban Renewal Commission has completed and closed seven (7) urban renewal districts and returned all the increased tax revenues from the new and future development within those districts to the underlying tax entities and the public. The majority of those districts were closed early with any excess tax increment rebated to the taxing entities. Throughout the Agency's existence over $7 Million of surplus funds have been rebated to the underling tax districts. Total closing year valuation increases due to new development within the closed urban renewal districts has exceeded $1.08 Billion, greatly expanding values providing increased tax revenue to offset increased demand for services by residential homeowners. This is an important measure of the Commission's long-term impact: infrastructure investments made through urban renewal can continue to produce benefits for the community and the underlying taxing entities long after a district has been closed. The Commission is also projecting approximately $49,833 from the General Fund to meet anticipated operating expenses during FY 2027. Interest income is conservatively projected at $49,000 based on the expectation that interest rates will remain relatively stable while recognizing that the Commission's capital improvement fund balance will decline as reimbursements are made for completed public infrastructure. The Commission is not projecting any borrowing in FY 2027. Total FY 2027 revenues, including carryover funds, are projected at $3,996,065.

The expenses for FY 2027 will continue to be, primarily, the reimbursement for eligible public improvements and infrastructure that have been approved, completed, and dedicated to the City. Proponent reimbursements for approved and completed improvements are currently projected at $3,797,566. These projections assume that existing improvements identified in the approved district plans will be completed during FY 2027. If an improvement is not completed, approved, and dedicated during FY 2027, the associated funds will remain available and be carried forward into the FY 2028 budget. The Post Falls Urban Renewal Commission currently has no debt and no plans to incur debt in FY 2027.

Operating expenses are projected at $198,499 for FY 2027. This represents an increase of approximately 9.5% over the FY 2026 budget. The increase consists of an approximately 8.3% increase in ongoing annual operating expenses, along with additional one-time costs associated with anticipated Eligibility and Feasibility Studies. These studies will support the Commission's work with City staff to evaluate the potential benefits of a possible new urban renewal district along the East Seltice corridor, from Highway 41 to the eastern city limits. The Agency's FY 2026 operating budget was $181,324. Through the first 10 months of FY 2026, actual operating expenses total approximately $131,383, or about $13,138 per month. Annualized, projected FY 2026 operating expenses will be approximately $157,660, or roughly $23,664 below the current budget, which will be carried over into the General Fund.

The FY 2027 budget continues to include a $5,000 contingency. The primary increases in individual operating line items include audit services, employee wages, insurance (ICRMP and SIF), engineering services, contract services, computer software, office equipment and postage. These increases reflect a combination of actual cost increases, inflationary pressures, and resources needed to accomplish the Commission's goals for the coming fiscal year.

Total expenses for FY 2027 budget are $3,996,065. The overwhelming majority of which is directed toward public infrastructure and improvements within the urban renewal districts. Approximately 95% of the budget is dedicated to public improvement reimbursements, with approximately 5% supporting the operation and administration of the Commission and its districts. That allocation reflects the Commission's primary purpose: to use tax increment to facilitate public infrastructure and encourage private investment and new development that expands Post Falls' tax base.

Chairman Fleischman thanked Treasurer Crosby for the presentation. Fleischman asked for questions. No questions followed. Fleischman asked Johns if any public comment on the proposed budget had been received. Johns responded that no public comment forms were submitted and no comments had been received by the office.

Fleischman closed the Public Hearing at 9:21 a.m.

UNFINISHED BUSINESS

Resolution 2026-1 Approving FY 2027 Annual Budget. Commissioner Coles made a motion to approve the FY 2027 budget, seconded by Rodriguez. Roll Call Vote: Clemensen – Aye; Leffel – Aye; Fleischman – Aye; Crosby – Aye; Coles – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

NEW BUSINESS

Approval of Semi-Annual Proponent Reimbursements. Johns stated tax increment received by the Agency is disbursed in February and August each year. The reimbursements for August are as follows:

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

The Downtown District Minor Project Program has a current fund balance of $210,660.83 for future reimbursement of approved minor projects in the Downtown District.

The Post Falls Technology District has a current fund balance of $849,433.20 for future reimbursement of public infrastructure improvements.

The Pleasant View District has a current fund balance of $0.00. The Agency has a pending receivable in this district based upon the annual administrative fee. The current receivable is for the amount of $ -90,320.84 pending remittance of sufficient future tax increment.

Commissioner Clemensen made a motion to approve the Semi-Annual Proponent Reimbursements as presented, seconded by Crosby. Roll Call Vote: Clemensen – Aye; Leffel – Aye; Coles – Aye; Fleischman – Aye; Crosby – Aye; Rodriguez – Aye; Parmantier – Aye. Motion carried.

Minor Project Reimbursement Agreement – Rooted Coffee House (Downtown URD). Johns presented the MPRA, drafted by Counselor Bredeson, for city-required frontage improvements associated with the construction of Rooted Coffee House at 310 Spokane Street. The city-required improvements are in accordance with the Downtown Parking Plan. The total value of the project is estimated as just over $3 MILLION with the estimated costs of the public improvements totaling $65,535. The project is anticipated to create approximately 8 new jobs in the first year. The site plans and aerial image showing the project location were shown. Commissioner Crosby asked if the proposed improvements had been reviewed by the agency's consulting engineers. Johns confirmed the consulting engineers provided a preliminary review of the submitted documentation. Johns clarified that the agency and property owner were still in the agreement stage of the overall process. Counselor Bredeson added that an Order of Approval would be required once the project was completed and the actual reimbursement was to be considered. Fleischman asked for motion to approve the reimbursement agreement. Crosby made the motion, seconded by Coles. Roll Call Vote: Parmantier – Aye; Rodriguez – Aye; Leffel – Aye; Coles – Aye; Clemensen – Aye; Crosby – Aye; Fleischman – Aye. Motion carried.

STAFF REPORT

Johns reported the agency has received a couple of new inquiries for participation in the urban renewal program. One is for to a potential Minor Project associated with a proposed daycare at 212 E. Mullan Ave in the Downtown District while the other is for the construction of Cecil Ave, north of Prairie Avenue in the Post Falls Technology District. Both projects are expected to provide proposal letters and project questionnaire information in the near future.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

None

ADJOURNMENT

Fleischman adjourned the meeting at 9:30 a.m.

Respectfully submitted,

Joseph Johns, Executive Director	Christi Fleischman, Chairman

POST FALLS URBAN RENEWAL MINUTES
Workshop Minutes

September 8, 2026 – Chamber of Commerce – Conference Room

CALL TO ORDER, ROLL CALL

Treasurer Len Crosby called the meeting to order at 9:02 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Crosby were Commissioners Dominic Parmantier, Joe Rodriguez, Eric Clemensen and Pat Leffel. Commissioner Collin Coles was absent. Also present was Counselor Pete Bredeson; Robert Seale & Rob Palus from the City of Post Falls; Ryan Ruffcorn, Brad Marshall & Cole Henderson representing A&A Construction. Chairman Christi Fleischman arrived at 9:04 a.m.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Executive Director Johns proposed taking up Agenda item #5 A&A Construction and Development OPA first. Counselor Bredeson confirmed that it would be an appropriate action due to the project representatives being present.

A&A CONSTRUCTION AND DEVELOPMENT OPA – ADDENDUM #4 PROPOSAL (Downtown URD). Johns introduced a letter from J.U.B. Engineering on behalf of A&A Construction for the Millworx project. The letter proposes amending the current Owner Participation Agreement to include additional public infrastructure elements and remediation costs associated with the second half of the project. Johns gave a brief overview of the project location and the current OPA phased (A thru G) development exhibit page. Brad Marshall and Cole Henderson gave a presentation on the progress made to date and additional planned improvements identified as Phases H thru L. Commissioners asked for the reclamation costs (Phase H – demolition, etc.) to differentiate non-typical site remediation costs based on the precedent of the first reimbursement. Ruffcorn clarified that the site required much more involvement than the typical tear down of warehouses. Idaho Street is planned to extend southward (Phase I) to intersect 3rd Avenue. The public right-of-way is 80 feet wide south of the railroad tracks to 3rd Avenue. This transportation network connection will provide another needed option for crossing I-90 and is expected to facilitate improved transportation network flow throughout the area. A gated railroad crossing is the majority of the Phase I estimated total costs. Existing crossings in the area are not gated and are significantly less expensive. It is unlikely a gated crossing (highest expense scenario) will be required, but that remains to be determined. City staff are engaged with the railroad company for the street extension across the existing tracks but progress has been very slow. The City has had a franchise agreement with the railroad allowing the tracks to cross the public right-of-way. The agreement expired twenty-five years ago and may become a factor in the current negotiation. A&A's project does not extend south of the railroad right-of-way. However it is likely the street extension can be expedited at less expense if they take it on. The city may have some impact fees available if the crossing cost is higher. The City is not able to take on the cost of the entire extension of Idaho Street. J.U.B. and A&A will consider including language in a revised cost estimate that to address potential cost differences for the street crossing to help the overall process proceed. An option may be to include language in the addendum that the extension will not be constructed if the more expensive gated crossing is required. The city engineering staff have proposed water system lines (Phase J) to route water from the existing line along 4th Avenue into the West Millworx portion of the site. The original project submittal routed water through the entire project. Roadway improvements (Phase K) include some public street, alleyway and frontage elements that have been constructed and are in the second request for reimbursement currently in the Agency's review process. Lastly, domestic fire and water costs (Phase L) associated with development north of 4th Avenue were presented. The improvements consist of three lines (two lines to hydrants and one line to a meter) located within public easements and upstream of installed meters or hydrants.

J.U.B. and A&A Construction will revise the OPA addendum request in consultation with Johns to address the various comments and questions presented at the workshop, including allocation of building demo costs (above/below ground) and information on the preceding remediation reimbursement. No Commission action was taken.

DISTRICT PLAN AMENDMENT PROPOSAL (PF Technology URD). Johns provided an overview of the Memorandum proposing district boundary adjustments in four different areas of public rights-of-way. One area (Hwy41 north of Trade Way) has been removed from the proposal due its location outside of city limits. The three remaining areas are the East half of Zorros Ave lying north of the Prairie Ave roundabout, the South side of Prairie Ave lying west of Hwy 41, and the west side of Zorros Ave immediately north of Early Dawn Ave. Bob Seale proposed adding a 5-acre parcel with adjoining right-of-way along Poleline Ave due to a need for a roundabout at the Poleline/Zorros intersection. Seale clarified the proposed roundabout is not in the district plan. Bredeson stated it could still be added so long as any proposed changes are technical/administerial in nature. Crosby asked for clarification about what initiated the proposal. Johns answered that the construction costs for Zorros Ave and the Prairie/Zorros roundabout, as part of the Prairie Shopping Center project (Zone C), were paid fully by Beyond Green Inc (BGI). The costs are a part of their request for reimbursement currently under review by the Agency's consulting engineers. Kaitlin Malmquist clarified that BGI is not in an agreement with neighboring land owners for the road construction costs. BGI took on the construction of the entirety of Zorros and the roundabout to simplify and expedite the construction. Crosby expressed concern about obligating the Agency for infrastructure improvements the City has already planned. Johns clarified that the District plan already includes costs associated with intersections on Prairie Ave at Cecil and Charleville. The District boundary established in 2018 does not fully encompass the current public rights-of-way in the proposed areas of revision. Not amending the district boundary results in some public infrastructure project costs being non-reimbursable. Revising the district boundary is limited to a one-time event and a ten percent maximum increase of geographic area. Seale stated city staff have given consideration to additional areas of district expansion, but the unknown timing of future projects/development makes it difficult to determine any benefit. Commissioners raised concerns about the ability of the district to support additional project costs with the proposed boundary changes consisting entirely of expenses and no inclusion of increment generating property. Johns clarified the Prairie Ave related infrastructure costs are already included in the district plan. The three proposed revisions only adjust the district boundary to align with the existing rights-of-way. The district's annual increment revenue is approximately $1.7 Million at this time. The district the increment revenue is projected to be sufficient to reimburse the project costs, including infrastructure costs related to the Prairie Medical Center project. Costs for the completed Zorros/Prairie roundabout and Zorros northward have already been submitted and under review by the Agency's consulting engineers. A portion of the qualifying costs within the current district boundary have been approved for reimbursement. Approximately one-half of the requested costs are still pending review, including costs for the east half of Zorros and a portion of the roundabout. Bredeson stated that any areas the Commission decides to include in the revised district boundary will have to be declared "deteriorated" by the City Council before the Commission can recommend amending the plan. Agency costs associated with revising the plan (legal description, etc.) are included in the Plan Amendment Fee ($7,500) as described in policy #15. An eligibility study (approx. $15,000) will be required if the City decides to include properties in addition to the proposed public rights-of-way.

The Commission directed Johns to inform the City that the Agency is inclined to move ahead with the revised boundary associated with BGI's project (Zorros, Prairie/Zorros roundabout) as the related costs are anticipated to fall within the Plan Amendment Fee. However, the additional boundary modifications are expected to result in additional costs (Eligibility Study, etc.) that the Agency will ask the City to reimburse as incurred. No Commission action was taken.

STAFF REPORT
Nothing to report.

COMMISSIONER COMMENTS
Commissioner Crosby complimented Johns on the presentation of information at the workshop.

ADJOURNMENT
Fleischman adjourned the meeting at 11:09 a.m.

Respectfully submitted,

Joseph Johns, Executive Director	Christi Fleischman, Chairman

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of September 17, 2026

Type	Date	Num	Due Date	Aging	Open Balance
Bredeson Law Group					
Bill	09/13/2026	1348	10/13/2026		1,779.75
Total Bredeson Law Group					1,779.75
Canon Solutions America, Inc.					
Bill	09/01/2026	6017250242	10/01/2026		3.00
Total Canon Solutions America, Inc.					3.00
Coeur d' Alene Press					
Bill	08/06/2026	9887-00000...	10/05/2026		212.92
Total Coeur d' Alene Press					212.92
ICRMP					
Bill	09/01/2026	18009-2027-1	10/01/2026		4,535.00
Total ICRMP					4,535.00
Mastercard					
Bill	09/01/2026	4581-Sep26	10/01/2026		39.00
Total Mastercard					39.00
Welch Comer & Associates					
Bill	09/08/2026	11383000-0...	10/08/2026		916.25
Total Welch Comer & Associates					916.25
TOTAL					**7,485.92**

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ADDITIONAL BILL RECEIVED 9/15/26

PAYROLL 6,911.53

14,397.45

Bank Activity Report **August 2026**

Cash Section				
Checking: First Interstate				
Beginning Balance			$	11,013.41
Deposits	$	4,051,408.14		
Withdrawals	$	(421,656.55)		
Ending Balance			$	3,640,765.00
Outstanding Checks	$	(3,630,831.03)		
Account Balance			$	9,933.97
Idaho Central CU - Savings				
Beginning Balance			$	25.00
Interest				
Ending Balance			$	25.00
Investment Section				
LGIP General Fund 1829				
Beginning Balance			$	1,406,178.23
Contributions	$	124,457.42		
Withdrawals	$	(22,383.07)		
Ending Balance			$	1,508,252.58
Outstanding Transfer				
Account Balance			$	1,508,252.58
LGIP Capital Improvements 1910				
Beginning Balance			$	5,077,375.57
Contributions	$	64,644.48		
Withdrawals	$	(4,097,413.87)		
Ending Balance			$	1,044,606.18
Outstanding Transfer				
Account Balance			$	1,044,606.18
Total Funds All Accounts:			$	2,562,817.73

August 2026

	Interest
State Pool - LGIP 1910	$ 11,957.27
Total	**$ 11,957.27**

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

		Aug 31, 26
ASSETS		
Current Assets		
Checking/Savings		
First Interstate Bank- Checking		9,933.97
LGIP1829-General Fund		1,508,252.58
LGIP1910-Capital Improvements		1,044,606.18
Savings - Idaho Central CU		25.00
Total Checking/Savings		2,562,817.73
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		2,618,262.73
TOTAL ASSETS		**2,618,262.73**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accrued Vacation Payable		5,259.75
24000 · Payroll Liabilities		
ID- Unemployment Payable	21.47	
24000 · Payroll Liabilities - Other	3,397.59	
Total 24000 · Payroll Liabilities		3,419.06
Total Other Current Liabilities		8,678.81
Total Current Liabilities		8,678.81
Total Liabilities		8,678.81
Equity		
Committed Fund Balance		1,349,484.00
Nonspendable Fund Balance		3,544.00
32000 · Unrestricted Net Assets		3,110,511.08
Net Income		-1,853,955.16
Total Equity		2,609,583.92
TOTAL LIABILITIES & EQUITY		**2,618,262.73**

12:04 PM
09/09/26
Accrual Basis

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

	Aug 26	Oct '25 - Aug 26
Ordinary Income/Expense		
Income		
Downtown District	50,778.98	1,062,898.03
Interest	18,294.02	179,226.23
Pleasant View District	0.00	22,777.06
Post Falls Technology District	430.56	1,604,525.07
46400 · Miscellaneous Income	0.00	7.00
Total Income	69,503.56	2,869,433.39
Gross Profit	69,503.56	2,869,433.39
Expense		
Audit	0.00	15,000.00
Computer Software	0.00	1,801.20
District Payments	3,977,523.55	4,569,374.92
Engineering Services	13,289.38	21,089.38
Marketing & Education Materials	0.00	309.56
Meetings	0.00	152.25
Website Design, Hosting & Maint	0.00	147.54
62140 · Legal Fees	1,954.75	9,884.75
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	78.00	120.00
65030 · Printing and Copying	21.70	364.51
65040 · Office Supplies	159.94	379.00
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	7,126.44	77,181.41
Total Expense	4,000,153.76	4,723,388.55
Net Ordinary Income	-3,930,650.20	-1,853,955.16
Net Income	**-3,930,650.20**	**-1,853,955.16**

Fund Reconciliation: 8/31/2026

QB

First Interstate - Checking	**GF**	$	9,933.97		
LGIP - 1829	**GF**	$	1,508,252.58		
LGIP - 1910	**CIP**	$	1,044,606.18		
Savings - Idaho Central CU	**GF**	$	25.00		
Total				**$**	**2,562,817.73**

FUNDS

General Fund	**GF**	$	1,518,211.55		
Capital Improvement Fund	**CIP**	$	1,044,606.18		
Total				**$**	**2,562,817.73**

C.I. Fund Allocation:

Pleasant View	$	(90,320.84)
Plsnt.View Admin Fee ('26,'27)	$	74,833.00
Downtown	$	-
Downtown-MPP	$	210,660.82
PF Technology	$	849,433.20
	$	1,044,606.18

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
Reimbursement	Aug-26	-	43,162.14	7,616.84	430.56	51,209.54
	Sep-26					-
Total YTD		**22,777.06**	**905,105.25**	**159,552.66**	**1,604,611.57**	**2,692,046.54**
	Approved Obligation	-	6,115,511.02	84,643.08	3,629,459.59	9,829,613.69
	Obligation Balance @ 8/31/26	-	3,432,339.34	-	-	3,432,339.34
	Carry over @ 8/31/26	(90,320.84)	-	210,660.83	849,433.20	969,773.19

AGREEMENT FOR LEGAL SERVICES

This Agreement for Legal Services ("Agreement") is entered into as of this 17th day of September, 2026 by and between the Post Falls Urban Renewal Agency, an Idaho urban renewal agency, 201 E. 4th Ave., Post Falls, ID 83854 ("Agency"), and Pete B. Bredeson, Attorney at Law d/b/a Bredeson Law Group, of 1677 East Miles Avenue, Suite 202, Hayden Lake, Idaho 83835 ("Bredeson").

Deleted: 8

Deleted: 2025

The Agency is seeking Bredeson's expertise and guidance in providing advice, counsel, and necessary documentation to the Agency regarding the operation of an urban renewal agency, including but not limited to compliance with applicable Idaho State Code, Agency structure, policies, procedures, meetings, personnel matters, urban renewal district plan formulation and related contracts or agreements and budget processes.

The period of performance under this Agreement will be October 1, 2026 through September 30, 2027.

Deleted: 2025

Deleted: 2026

This is a time and materials Agreement with a ceiling price not to exceed $25,000 including travel. Labor categories and associated hourly rates to be used in the performance and pricing of work under this Agreement shall be at a rate of One Hundred Twenty-Five Dollars ($125.00) per hour for services provided.

The Agency will also reimburse Bredeson for general out-of-pocket expenses such as expenses associated with court filing and document recording.

Travel outside of the Coeur d' Alene / Post Falls area shall be reimbursed only if approved in advance by the Agency.

The Agency is not obligated to reimburse Bredeson for costs incurred in excess of the ceiling price specified herein.

Bredeson is not obligated to continue performance under this Agreement or otherwise incur costs in excess of the estimated cost specified in this Agreement, until the Agency;
(i) notifies Bredeson in writing that the cost has been increased and
(ii) provides a revised estimated total cost of performing this Agreement.

At least five (5) business days before a regular monthly meeting of the Agency, an itemization of all work performed, listing time by date for work performed by hours, down to the quarter of an hour with specific reference to the nature of the work performed *(e.g. drafting of expert reports, research, review of files, meetings, etc.)* should be invoiced to Agency.

Agency agrees to pay any and all approved invoices received from Bredeson within thirty (30) days of Agency's receipt of the same. Such time period shall be tolled in the event that Agency notifies Bredeson during the time period of a justified dispute with the billed amount.

Bredeson shall consult with representatives of the Agency at its office in Post Falls, Idaho or any other agreed upon location, by phone, in writing, including e-mail, and any other means of communication regarding activities under this Agreement.

Written work products, if any, and other documentation produced by Bredeson in performance of tasks pursuant to this Agreement will be inspected and accepted by the Agency in accordance with criteria established through mutual agreement between the Agency and Bredeson. All such work products shall be deemed the property of the Commission without waiving the attorney-client privilege or work product doctrine.

Deliverables will include documentation prepared by Bredeson pursuant to the direction of the Agency.

Bredeson shall perform all work under this Agreement at Bredeson's office in Hayden Lake, Idaho or unless otherwise specified by Agency.

Point of Contact for Agency:

Joseph Johns, Executive Director
Post Falls Urban Renewal Agency
201 E. 4th Avenue
Post Falls, ID 83854
Tel 208-777-8151

This Agreement may be terminated at any time by either party upon the provision of written notice to the other party at least fifteen (15) days prior to the effective termination date.

IN WITNESS WHEREOF the parties hereto, by their signatures below, acknowledge their mutual understanding of and commitment to the terms of this Agreement, effective as of the day and year first written above.

POST FALLS URBAN RENEWAL AGENCY

____
Len Crosby, Treasurer

BREDESON LAW GROUP

____
Pete B. Bredeson, Attorney at Law

TAX, ASSURANCE, ACCOUNTING, ADVISORY

AUDIT ENGAGEMENT LETTER

August 30, 2026

Board of Commissioners and Management
Post Falls Urban Renewal Agency
201 East 4th Avenue, Suite 105
Post Falls, Idaho 83854

Dear Board of Commissioners:

We are pleased to confirm our understanding of the services we are to provide Post Falls Urban Renewal Agency for the year ending September 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of Post Falls Urban Renewal Agency as of and for the year ended September 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Post Falls Urban Renewal Agency's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Post Falls Urban Renewal Agency's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.
2) Schedule of Agency's Share of Net Pension Liability
3) Schedule of Agency's Contributions
4) Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – All Governmental Fund Types

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of Post Falls Urban Renewal Agency and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement and they may bill you for responding to this inquiry.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Management override of controls

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Post Falls Urban Renewal Agency's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Other Services

We will also assist in providing the following nonaudit services during the audit of your financial statements based on information provided by you:

- We will prepare a draft of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you.
- We will prepare a depreciation schedule based on the estimated useful lives that you have provided to us for your fund assets.
- We will assist with adjustments for GASB Statement No. 68 – Accounting and Financial Reporting for Pensions, based on information provided by PERSI and by you.
- We will assist with adjustments for GASB Statement No. 87 – Lease Accounting, based on information provided by you, as applicable.
- We will assist with adjustments for GASB Statement No. 96 – Subscription-based information technology arrangements, based on information provided by you, as applicable.
- We will assist with adjustments for GASB Statement No. 101 – Compensated Absences.
- We will assist with property tax adjustments based on information provided by Kootenai County and by you.
- We will propose adjusting journal entries for miscellaneous accruals, as necessary, based on information you provide.
- We will prepare the year-end payroll reports, W-2s and 1099s from information provided by you.

These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the Agency; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Alpine Summit CPAs and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulator or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Alpine Summit CPAs personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulator. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Toni Hackwith is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will not exceed $15,500. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of Post Falls Urban Renewal Agency's financial statements. Our report will be addressed to the Board of Commissioners of Post Falls Urban Renewal Agency. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that Post Falls Urban Renewal Agency is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to Post Falls Urban Renewal Agency and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

Alpine Summit CPAs

Alpine Summit CPAs

RESPONSE:

This letter correctly sets forth the understanding of Post Falls Urban Renewal Agency.

Governance Signature	Management Signature
Title	Title
Date	Date