



**District Review Committee**  
September 30, 2025 – 9:00 a.m.  
Chamber Conference Room  
201 E 4<sup>th</sup> Avenue, Post Falls, ID

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comments  
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
4. Kootenai Health & Lakeside Capital Project (Technology URD) **ACTION**
5. A&A Reimbursement Request #2 Update (Downtown URD)
6. Project Funding Agreement – Warren Playfield (Downtown URD) **ACTION**
7. T.W. Clark Project (Downtown URD) **ACTION**
8. Scope of Work: Impact Assessment of Closed Districts – Metts Group (EPF & CP URDs) **ACTION**
9. District Reports Project Update **ACTION**
10. Adjournment

*Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.*

**Mission Statement:** To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

## **POST FALLS URBAN RENEWAL District Review Committee**

**September 30, 2025 – Post Falls Chamber Building - Conference Room**

CALL TO ORDER, ROLL CALL

Chairman Christi Fleischman called the meeting to order at 9:00 a.m. Present in addition to Fleischman were Commissioners Melissa Hjeltness, Pat Leffel and Executive Director Joseph Johns. Also present was Ben McGrann, Gabe Gallinger, Melissa Wells, Chris Meyer, Katelyn Stocker, Brad Marshall and Cole Henderson.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Kootenai Health & Lakeside Capital Project. Johns noted this project is more clearly identified as North Idaho Healthcare Holdings, LLC, a joint venture of Kootenai Health and MultiCare Health System and their development partners Parkwood Properties and Lakeside Companies. Ben McGrann provided a presentation on the proposed Prairie Medical Center (PMC) planned in the Post Falls Technology District. The PMC project is expected to be a 10-15 year phased project providing a walkable campus open to the public, a 250-bed hospital, community space and medical office buildings. Phase 1 is expected to include a 14-bed emergency department, imaging (CT, MRI, Xray, Ultrasound) and a Medical Office Building providing orthopedic, cardio, OB/GYN, primary care and pediatric services. NIHH is proposing to enter into an Owner Participation Agreement for public infrastructure costs associated with a couple of projects (additional street width for collector streets, additional depth and size of Meyer Alternative North sewer line) contained in the District Plan. J.U.B. Engineers has provided an Engineer's Opinion of Probable Costs totaling \$735,154 for these infrastructure items. Accompanying the PMC campus development are complimentary projects in the Foxtail Planned Unit Development. These include an 8+ acre City park, a senior living development, and a medical office park to compliment the PMC. The proposed senior living development will require a PUD amendment and is project to provide 45-50 permanent jobs associated with an 80-bed Assisted Living Facility, approximately 80 Senior Cottages and a Community Center. NIHH is proposing amending the District Plan to include public infrastructure costs associated with the construction of Zorros St., Prosper (formerly Killdeer) Ave., the Zorros/Prosper intersection, site accesses from Hwy41 and Prairie Ave, and public water and sewer lines in and round the Prairie Medical Center. J.U.B.'s cost estimates for the infrastructure items to be considered for the proposed District Plan amendment total \$6,394,348. The overall project, as presented, is expected to create over 1000 long-term healthcare jobs at full build-out, together with expanded emergency, inpatient, and specialty services. NIHH representatives will revise their presentation, to address questions and points of discussion during the committee meeting, for the October 2, 2025, Commission Workshop.

A&A Reimbursement Request #2 Update (Downtown District). Johns informed the committee that the Agency's consulting engineers were still in the process of reviewing the information submitted.

Project Funding Agreement – Warren Playfield (Downtown District). Johns briefly reviewed the circumstances leading to the agreement and informed the committee members the document is on the agenda for the October 2, 2025, Workshop for consideration by the full commission.

T.W. Clark Project (Downtown URD). Johns provided a brief overview of the city-required frontage improvements and their inclusion within the District Plan as part of the Post Falls City Center Parking Plan. The committee expressed concerns about supporting the multi-family project with urban renewal funds. The project is on the agenda for the October 2, 2025, Workshop for consideration by the full commission.

Scope of Work – Impact Assessment of Closed Districts – Metts Group (EPF & CP URDs). Johns informed the committee that the document/agreement is on the agenda for the October 2, 2025, Workshop for consideration by the full commission. The proposed cost (\$17,400) is within the FY26 budgeted amount. The project will report on the impact of continued job growth, property tax base expansion, and overall economic benefits to the community as a result of urban renewal.

District Reports Project Update. This agenda item was not presented to the committee due to time limitations. Johns will continue with the development of the district reports and submit them to the committee at their next meeting.

#### ADJOURNMENT

Chairman Fleischman adjourned the meeting at 10:34 a.m.

Respectfully submitted,



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Joseph Johns, Executive Director



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Christi Fleischman, Chairman