



Commission Workshop Agenda
October 2, 2025 - 12:00 pm
Post Falls City Hall – Council Chambers

AMENDED AGENDA

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Prairie Medical Center (Post Falls Technology District)
 - a. Participation Proposal - North Idaho Healthcare Holdings, LLC **Action**
(a joint venture of Kootenai Health and MultiCare Health System and their development partners Parkwood Properties and Lakeside Companies)
 - b. District Plan Amendment Request - North Idaho Healthcare Holdings, LLC **Action**
(a joint venture of Kootenai Health and MultiCare Health System and their development partners Parkwood Properties and Lakeside Companies)
4. Scope of Work – Impact Assessment of Center Point URD and East Post Falls URD, Metts Group. **Action**
5. Warren Playfield Project Funding Agreement (Downtown District). **Action**
6. T.W. Clark Project (Downtown District). **Action**
7. Staff Report
8. Commissioner Comments
9. 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

Workshop Minutes

October 2, 2025 – City Hall – Council Chambers

CALL TO ORDER, ROLL CALL

Chairman Jamè Davis called the meeting to order at 12:00 p.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Collin Coles, Pat Leffel, Len Crosby, Christi Fleischman, Melissa Hjeltness and Eric Clemensen. Also present was Counselor Pete Bredeson, Robert Seale, Warren Wilson, Jamie Smith, Ben McGrann, Melissa Wells, Gabe Gallinger, Chris Meyer, Brad Marshall and Jake Clark.

CONFLICT DISCLOSURE

None

PRAIRIE MEDICAL CENTER (POST FALLS TECHNOLOGY DISTRICT) – NORTH IDAHO HEALTHCARE HOLDINGS, LLC. Johns stated the original workshop agenda was amended to more clearly represent North Idaho Healthcare Holdings, LLC, (NIHH) proposal to be district participant and to request consideration of a district plan amendment. Johns introduced Ben McGrann as the initial presenter for the Prairie Medical Campus (PMC) project and the surrounding area's infrastructure development project being carried out by NIHH. McGrann presented a request for reimbursement of public infrastructure improvements anticipated to directly benefit the community and align with the districts goals of providing and improving infrastructure, attracting jobs, enhancing citizen safety and health. Jamie Smith outlined the vision of Kootenai Health & Multi-care, and their partners (Parkwood Properties & Lakeside), to bring a world class medical destination to the Prairie Medical Campus location in Post Falls. The project will be completed in phases over 10 to 15 years. The location is intended to create an anchor for Post Falls healthcare and to compliment existing services. Current healthcare service locations in Post Falls and Coeur d'Alene will remain the same. Phase 1 is intended to provide clinic access for patients and keep care local. It will consist of a Medical Office Building (orthopedics, cardio, OB/GYN, primary care, pediatrics), Imaging (CT, MRI, Xray, ultrasound) and an Emergency Department. The PMC portion of Phase 1 will utilize an estimated \$120 MILLION of private investment and result in major property tax base expansion. The Medical Office Building (MOB) is a joint venture with Parkwood, Multi-Care, and Kootenai Health and subject to property tax. At full buildout the site is expected to provide a walkable campus open to the public, open green space, 250-bed hospital, community space and medical office buildings. Melissa Wells and Gabe Gallinger (Lakeside) spoke about prior land donations to the community (park, elementary school) and their commitment to donate another 8.5 acres of land for a new city park. Foxtail was designed to benefit the greater community through the construction of collector roads and utility networks (sewer, water) that provide services extending well beyond the development boundaries. The collector roads have been built to a higher standard (asphalt thickness, road width, etc.) providing improved connectivity and safety, but at a significantly higher cost than a typical residential project would incur. The sewer lines have been designed larger and installed deeper to contribute to a stronger regional sewer network and to provide for future capacity needs for the broader community. Foxtail is proposing to construct 5 single level assisted living homes (18 residents/home, 45-50 new permanent jobs created) and 80 single-story senior cottages on a 14-acre parcel adjacent to the PMC off Prairie Avenue. Chris Meyer (Parkwood) provided a brief history of the PMC site ownership leading up to the opportunity to partner with Kootenai Health to expand medical services available to the community. Parkwood will retain a private equity ownership interest in the PMC medical office building. They will also develop 8 acres directly south of the PMC site, along Prosper Avenue, to potentially include medical related retail and office space in the next 3-5 years. Brad Marshall (J.U.B. Engineers) provided an overview

of the Post Falls Transportation Plan showing the collector streets in the project area and how they relate to the existing Technology District Plan. Marshall outlined 2 requests being submitted to the Agency for consideration. The first request/submittal is for consideration of entering an Owner Participation Agreement (OPA) for project elements that are within the current District Plan (additional width of collector streets & Meyer alternative sewer). The upsized and deeper sewer line has been designed to provide capacity to areas beyond the project site for future growth. The second request/submittal is for a District Plan to be amended to include additional public infrastructure elements in and around the project area. These include full improvements to the collector streets (including water & sewer lines) according to the Transportation Master Plan.

Engineer's Estimated Costs for both submittals as presented:

Submittal 1 (OPA proposal):

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| Meyer Alternative North Sewer (upsized and deeper): | \$ 281,252 |
| Foxtail Streets (collector street additional width): | \$ 453,902 |
| | \$ 735,154 |

Submittal 2 (District Plan amendment & OPA amendment):

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| PMC water & sewer infrastructure, site access (HWY41 & Prairie Ave): | \$ 1,124,919 |
| Zorros full collector street w/ utilities: | \$ 917,492 |
| Prosper full collector street w/ utilities (incl. roundabout @ intersection): | \$ 2,752,893 |
| Fennecus full collector street w/ utilities: | \$ 1,599,044 |
| | \$ 6,394,348 |

The Submittal 2 estimated cost presented for Prosper include a potential roundabout at the intersection with Zorros and is subject to revision. A traffic study is being conducted to identify a roundabout or 2-way intersection as the best solution. Fennecus will provide connectivity and circulation for the entire area, and includes the deep sewer line. McGrann concluded the presentation with an overview of the anticipated community and economic benefits, impact on tax increment growth, and concept project schedule. The PMC and Lakeside portions are projected to be complete in 2028, with first patients obtaining services in March 2028. The Parkwood MOB aspect of the project is projected to develop over a 3-to-5 year timeline. McGrann concluded with a request for the Agency to approve entering into an OPA for Submittal 1, and a request to amend the District Plan as proposed for Submittal 2.

Crosby made a motion to move forward with the Owner Participation Agreement on Submission Number 1, and to put together a presentation for City Council on the District Plan amendments on Submission Number 2, seconded by Clemensen. Roll Call Vote: Fleischman – Aye; Leffel – Aye; Coles – Aye; Clemensen – Aye; Davis – Aye; Crosby – Aye; Hjeltness – Aye. Motion carried.

SCOPE OF WORK – IMPACT ASSESSMENT OF CENTER POINT URD AND EAST POST FALLS URD, METTS GROUP.

The Scope of Work – Impact Assessment Agreement, for the amount of \$17,400 is to update the 2016 Economic Impact Study of the Center Point and East Post Falls URDs. The updated study will report on the impact of continued job growth, property tax base expansion, and overall economic benefits to the community since 2016 as a result of urban renewal projects in the closed Center Point and East Post Falls urban renewal districts. The FY2026 Agency Budget includes funding for the study. Johns has received commitments from CdaEDC and KMPO to contribute supporting information and analysis. Commissioner Coles made a motion to approve the impact study, seconded by Crosby. Roll Call Vote: Clemensen – Aye; Leffel – Aye; Fleischman – Aye; Crosby – Aye; Hjeltness – Aye; Davis – Aye; Coles – Aye. Motion carried.

WARREN PLAYFIELD PROJECT FUNDING AGREEMENT (DOWNTOWN DISTRICT).

The reimbursement for improvements to Warren Playfield in the amount of \$80 THOUSAND was approved by the Commission at the February 11, 2025, Workshop subject to the execution of an

agreement with the City. The construction of the improvements has been completed. Chairman Davis asked for a motion. Commissioner Coles made the motion to approve the agreement, seconded by Leffel. Roll Call Vote: Clemensen – Aye; Coles – Aye; Davis – Aye; Leffel – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye. Motion carried.

TW CLARK PROJECT (DOWNTOWN DISTRICT). Johns informed the Commission that the owner of this project seeks to participate in the Post Falls Urban Renewal Agency's Downtown Urban Renewal District. The project at 209 E 2nd Ave includes City required street parking, frontage and alleyway improvements that are consistent with the community's desire for revitalization in the Downtown District. The required public improvements are related to language in Sections 1, 4 and 11 of the District Plan. The District Plan's Introduction (Section 1) states, "The creation of an urban renewal District and the use of Tax Increment Funds is intended to make the Area more competitive by providing a mechanism to reimburse all or part of specific costs of constructing public improvements within the District. These improvements include the expansion of streets and other public improvements which will expand the ability of this Area to service employment growth, job creation and define a downtown area that currently does not exist." In Section 4 - Uses Permitted in Project Areas the District Plan states, "the public infrastructure needed for utilities, transportation, bike and pedestrian and other public urban infrastructure is required to create an attractive vibrant economic area of the community. Without adequate infrastructure the area will not be able to reach its economic potential." And in Section 11 - the Economic Feasibility Plan it states that, "both the old mill sites and neighborhoods contain a lack of/or deteriorating roads, curb, gutter and sidewalks, stormwater facilities and lighting." And that "Infill development is required to revitalize this area." Johns introduced Jake Williams, TW Clark's CFO and Controller. Commissioner Fleischman sought clarification about the project being multi-family and not mixed-use. Williams confirmed, mentioning that another one of their sites in the Downtown District will be a mixed-use site. Commissioner Crosby asked for the unit mix and rent levels from Williams. There are 24 units total comprised of 12 – 1 bedroom and 12 – 2 bedroom. Commissioner Coles asked if the City required additional offsite improvements beyond what would be considered normal. Coles voiced uncertainty about reimbursing the total, but rather the costs above and beyond the normal. Bob Seale answered that the improvements constructed are the standard required as parcels are redeveloped in the Downtown. Redevelopment is often more expense than greenfield development. The infrastructure improvements constructed are more substantial than if the project was located on the prairie. Sidewalks are more substantial, there's extra costs for decorative light poles, angled parking requires more asphalt. This project is integral toward implementing the City Center Parking Plan. Seale voice encouragement for reimbursement of the submitted costs. More developments are expected throughout the Downtown (commercial, mixed-use and residential). Density requirements do not allow a single-family home on most of the platted lots in the Downtown area. Depending on the zone most require a minimum of 12 or 18 units per acre. Therefore, future projects that are not commercial or mixed-use will likely be multi-family. Coles stated that urban renewal doesn't normally reimburse residential development at 100 percent, but at a percentage. He favors considering reimbursement only on the difference between the basic cost of the strictly required items and the "enhanced parking, additional width of sidewalk, those kinds of things...". Seale responded that it's beneficial for the community that incremental development of these community improvements is taking place since the City does not have all the money to do the improvements, which is why it was included in the district plan. The frontage improvements in the plan are more enhanced than what are found in a typical development area but the difference of costs is not something he can comment on. Williams voiced his company's support of the City's Master Plan put together in 2005. They believe it will create a nice and vibrant downtown environment and have already invested over \$20 Million in the downtown area. Coles reiterated that urban renewal has not previously reimbursed for 100 percent of residential development and wants to be careful given the amount of redevelopment anticipated to occur in the Downtown District. Residential development does make a significant contribution so it should be reimbursed at a percentage, he's just unclear what that is.

Crosby asked Johns if the project was being considered for the Minor Projects Program or regular OPA. Johns responded it is being considered for a standard OPA. Clemensen asked Williams how long it would take to compute a breakout calculation for the over-and-above type of costs. Williams responded that he would need more direction on what the standard/base line is. Seale responded that the City could assist Williams with that information. Clemensen voice support of reimbursement at a percentage since the project is purely residential. Johns emphasized the need to establish a basis for how the Commission will support future projects of the same type in the Downtown District since many more can be expected to occur. Davis clarified that the City Center Parking Plan improvements are written into the Downtown Plan. Commissioner Clemensen motioned to defer action until the next opportunity to revisit the proposal. Davis asked Bredeson for guidance on deferring action on the subject. Bredeson advised to simply not take action. Davis directed Johns to put it on the agenda for the Commission's next meeting.

STAFF REPORT

Johns reported that preparation for the FY2025 Audit has begun with the compilation of required Agency documentation for the accounting firm. ICRMP has received the Agency's insurance premium payment, approved by the Commission in September, and has provided the Agency with a Joint Power's Subscriber Agreement for signature by the Chairman.

COMMISSIONER COMMENTS

Commissioner Crosby voiced appreciation for how the workshop was put together and all the information provided on the Prairie Medical Campus project and on the 209 E 2nd Ave project. He would like for the Commission to establish some guidelines for the Downtown District projects, agrees with the position of the other members of the Commission, and thanked Jake Williams for his work.


ADJOURNMENT

Davis adjourned the meeting at 1:10 p.m.

Respectfully submitted,



Joseph Johns, Executive Director



Jamè Davis, Chairman