



**District Review Committee**  
November 16, 2023 – 9:30 a.m.  
Post Falls City Hall - Ante Room

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comments  
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
4. District Fund Balances & Projections Update
5. Discussion on A&A OPA Amendment – Idaho/4<sup>th</sup> Roundabout (Downtown District)
6. Discussion on Millworx Reimbursement Submittal (Downtown District)
7. Adjournment

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

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

**POST FALLS URBAN RENEWAL  
District Review Committee**

**November 16, 2023 – Post Falls City Hall Council Chamber – Ante-Room**

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to order at 9:37 a.m. Present in addition to Coles were Commissioners Jamé Davis and Melissa Hjeltness. Executive Director Joseph Johns was also present.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

District Fund Balances & Projections Update. Johns reported on the current fund balance for each of the three(3) active urban renewal districts. As of September 30, 2023, the PF Technology District balance is \$860,489.65, the Downtown District balance is \$461,419.32, and the Pleasant View District balance is 0\$. A total of \$1.35 MILLION tax increment remittance is projected in FY2024 based on the initial 2023 assessment/tax year property valuations and an estimated levy rate. The PF Technology District is projected to have a FY24 tax increment of \$785,000, the Downtown District is projected at \$557,000, and the Pleasant View District is projected at \$9,500. The Agency's Administrative Fee for FY2024 continues to be \$25,000/district.

Discussion on A&A OPA Amendment – Idaho/4<sup>th</sup> Roundabout (Downtown District). Johns provided an overview of the Engineer's Estimate of Probable Costs for the roundabout at Idaho/4<sup>th</sup> Ave, and the current OPA between the Agency and A&A Construction and Development, Inc. The Downtown URD Plan was amended by the City to more clearly identify the roundabout as a distinct project in the plan's project tables. Johns will have legal counsel prepare an addendum to the OPA for consideration by the Commission at a later date.

Discussion on Millworx Reimbursement Submittal (Downtown District). The reimbursement request is for costs associated with three (3) portions, or phases, of the Millworx project. Phase A invoiced costs consist of domestic water, sanitary sewer, storm drainage, roadway, electrical and signage in the multi-use/townhome portion of the present development. Phase B invoiced costs consist of roadway, domestic water, sanitary sewer, storm drainage and electrical in the 4<sup>th</sup> Ave corridor portion of the present development. Phase G invoiced costs consist of remediation expenses throughout the overall project site. Some remediation invoices predate the formation year (2021) of the Downtown URD and are not eligible for reimbursement. Committee discussion included consideration of the cost reimbursement request relative to Agency Policy #7. Phase A includes commercial and mixed-use components in addition to residential. The agency's consulting engineers are conducting a review of the reimbursement submittal and will participate in the discussion of the same at December Commission Workshop. Johns will check with the City Engineering Division on the status of their review of the public infrastructure for acceptance purposes.

ADJOURNMENT

Meeting adjourned @ 10:33 am.

Respectfully submitted,



Joseph Johns, Executive Director



Collin Coles, Chairman