



Post Falls Urban Renewal Agency
November 17, 2022 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 Minutes, October 20, 2022
 - b. Payables
 - c. Bank Activity Report
 - d. Financial Reports
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Coles
 - c. Communications, Property & Personnel - Davis
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. Presentation – Dena Naccarato, Superintendent of Schools, Post Falls School District No. 273
8. Unfinished Business
 - a. Order of Approval – Copper Basin Construction, Inc. (EPF-Tullamore) **ACTION ITEM**
9. New Business
 - a. Welch Comer Task Order – The Pointe Partners LLC (Center Point) **ACTION ITEM**
 - b. Project Update, J. Dicker, Beyond Green, Inc. (PF Technology)
10. Staff Report and Updates
11. Commissioner Comments
12. Chairman Comments
13. 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
November 17, 2022

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Vice Chair Jame' Davis called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Eric Clemensen, Christi Fleischman, Melissa Hjeltness, Len Crosby and Collin Coles. Commissioner Baltzell had an excused absence. Crosby 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, October 20, 2022.

Item B is the payables for this month totaling \$9,085.19.

Item C is the Bank Activity Report which shows total funds in all accounts of \$4,196,577.69 and accrued interest for the month of \$6,745.36.

Item D is the financial reports as of October 31, 2022.

Approval of the consent calendar will authorize a transfer of \$9,085.19 to the First Interstate Checking Account for the monthly payables and \$6,745.36 accrued interest to the General Fund.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – Met on November 14, 2022. Reviewed the FY2022 actual versus budgeted expenses. Actual expenses were about \$28,000 less than budgeted. Reviewed the financial status of each urban renewal district including obligations and fund balances. We have closed six (6) districts and next month will close two (2) more, East Post Falls and Center Point. In East Post Falls we are speculatively projecting an estimated \$1.5 MILLION for disbursement to underlying tax districts as tax increment remitted will exceed obligations. Reviewed the Order of Approval and Task Order documents that are on the current meeting agenda. Commissioner Fleischman performed the review of the October bank statements and financial information.

District Review – Coles – Nothing to report.

Communication, Property & Personnel – Davis – Davis asked Johns if there was anything to report on the website project. Johns responded that the project was ongoing with content updates on the new website taking place.

CITIZEN COMMENTS

None

PRESENTATION

Dena Naccarato, Superintendent of Schools, Post Falls School District No. 273. Superintendent Naccarato provided a presentation on school district funding issues with the goal of receiving feedback on how to mobilize our citizenry to get out and vote in support of our public schools.

UNFINISHED BUSINESS

Order of Approval – Copper Basin Construction, Inc. (EPF-Tullamore. Johns stated that Welch Comer had completed their review of the final submittal by Copper Basin Construction – for portions of Hope Ave, Bogie Dr and Killdeer Ave in the Tullamore development. The closure date of the East Post Falls District, in its entirety, is December 31, 2022. The total amount of documented costs for the submittal was \$2,390,746.16 – the amount that qualifies for reimbursement is \$2,390,055.25 as specified in the Order of Approval. The current EPF-Tullamore fund balance together with the projected 2022 tax increment, yet to be received, totals approximately \$1,896,000. Based on these calculations the proponent/developer will not be fully reimbursed for approved infrastructure project costs and there will be no remaining fund balance in the EPF-Tullamore District at its termination. Commissioner Crosby briefly commented on the failure of the initial development and the bankruptcy of the original proponent. Afterward, Copper Basin Construction, Inc., stepped in and has done a fantastic job of building it out the area.

Commissioner Coles made a motion to approve the Order and authorize the Vice Chair to sign the Order of Approval, seconded by Fleischman. Roll call vote: Clemensen – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Davis – Aye; Coles – Aye. Motion carried.

NEW BUSINESS

Welch Comer Task Order – The Pointe Partners LLC (Center Point). Johns presented Task Order 2022-02 from Welch-Comer. It is based on a submittal for reimbursement from The Pointe Partners, LLC for infrastructure improvements made as part of the extensions of Baugh Way and Beck Rd in the Center Point District. The Center Point District closes December 17, 2022. The request for reimbursement with supporting documentation was received prior to the agreed upon submission deadline of October 31, 2022. The total request is for \$2,100,933. Johns asked for authorization to sign the task order on behalf of the Agency. Crosby asked for clarification that the task order was only authorizing the consulting engineers to review the submitted information and subsequently respond with a recommendation. Johns confirmed the Task Order only initiates the review process with the consulting engineers.

Commissioner Crosby made a motion to approve the authorization of the Task Order, seconded by Coles. Roll call vote: Hjeltness – Aye; Davis – Aye; Clemensen – Aye; Crosby – Aye; Fleischman – Aye; Coles – Aye. Motion carried.

Project Update, Jerry Dicker, Beyond Green, Inc. (PF Technology). Johns informed the Commission that Mr. Dicker had expressed his apologies for not being able to provide an update. He plans on attending the December meeting.

STAFF REPORT

The annual Central Registry Information Submittal (Idaho State Tax Commission), required on or before December 1st of each year, was provided on November 16, 2022.

Auditor Brian Shull, Anderson Brothers, conducted his field review of the Agency records for the FY2022 Audit on November 15, 2022.

Johns attended the Multi-jurisdictional Regional Housing & Growth Issues Workshop on Thursday, November 10th. A significant amount of effort is being made to address our regional housing issues, particularly those centered around workforce housing. Johns encouraged the Commissioners visit the website www.rhgip.com for additional information and to review their extensive FAQ offering.

COMMISSIONER COMMENTS

Crosby asked Johns if the audit was ahead of schedule. Johns responded affirmatively.

CHAIRMAN COMMENTS

None

ADJOURNMENT

Davis called for a motion to adjourn. Coles made the motion, seconded by Crosby. All in favor by voice vote. Meeting was adjourned at 9:44 a.m.

Respectfully submitted,



Joseph Johns, Executive Director



Jame Davis, Vice Chair