



Joint City Council/URA Commission Workshop  
November 18, 2025  
5:00 pm, Post Falls City Hall

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Proposal for New Urban Renewal District - East Seltice Way vicinity
4. 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**

### **Workshop Minutes (City Council and Urban Renewal Commission)**

**November 18, 2025 – City Hall – 2<sup>nd</sup> Floor Meeting Room**

#### **CALL TO ORDER, ROLL CALL**

Mayor Ron Jacoboson called the meeting to order at 5:00 p.m. All City Council members were present. All Urban Renewal Commissioners were present. Also present were Shelly Enderud, Warren Wilson, Joseph Johns, Pete Bredeson, Field Harrington, Robert Seale, Shannon Howard and Jason Faulkner.

#### **CONFLICT DISCLOSURE**

None

Proposal for New Urban Renewal District – East Seltice Way vicinity. Bob Seale provided a presentation on the potential of establishing a new urban renewal district along the East Seltice corridor between the Hwy41/I-90 interchange and as far east as Huetter. There is potential in the area for development of underutilized properties, enhancing and improving transportation routes, stimulating related commercial developments, providing for additional commercial or recreational facilities for residents and visitors, and expanding the tax base within the district to allow the property owners to enjoy lower levy rates in the future. Frontage improvements along the corridor are inconsistent and missing entirely in some places.

Three potential district boundary scenarios were included. The first option contained approximately 151 acres comprised of 104 parcels with a current assessed value of \$74.3M, all within city limits. The second option extended eastward to contain approximately 198 acres comprised of 167 parcels with a current assessed value of \$90.6M, and would provide for more wastewater and sewer options, including a major lift station. The third option, an unlikely alternative, also expanded southward to contain approximately 313 acres comprised of 209 parcels with a current assessed value of \$115.4M. Seale indicated that legislative changes now allow Fire, EMS and even the Highway District to opt out resulting in a potential loss of approximately 26% of increment revenue to a newly formed district.

Recent development proposals of commercial parcels along East Seltice Way have been impacted by required frontage improvements. The city's Wastewater Master Plan calls for a lift station and additional sewer/water infrastructure in the vicinity to address anticipated community needs. These needs could benefit from the establishment of an urban renewal district. The ensuing discussion by Councilors, Commissioners, and staff members was largely supportive of moving forward with a new district while addressing community concerns arising from the development, or lack thereof, in the existing urban renewal districts.

Consensus of the City Council members was that a new District made sense and this was the most realistic portion of the city to create that District. City staff will work on a plan to close the Pleasant View Urban Renewal District and bring the plan back to the Council for consideration at a future date. Community Development Director Robert Seale will work to

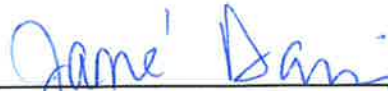
clearly identify a district boundary, city projects in the area and the annexation activity that is needed to move forward.

Mayor Jacobson adjourned the workshop at 5:48 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Joe Johns", written over a horizontal line.

Joseph Johns, Executive Director

A handwritten signature in blue ink, appearing to read "Jame Davis", written over a horizontal line.

Jame Davis, Chairman