



Post Falls Urban Renewal Agency
November 20, 2025 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, September 18, 2025
 - b. District Review Committee Minutes, September 30, 2025
 - c. Commission Workshop Minutes, October 2, 2025
 - d. Commission Workshop Minutes, November 4, 2025
 - e. Payables
 - f. Bank Activity Report
 - g. Financial Reports
 - h. October payables & transfers (ratification)
5. Committee Updates
 - a. Finance and Policy – Crosby
 - b. District Review - Fleischman
 - c. Communications, Property & Personnel - Clemensen
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. Unfinished Business
 - a. Resolution 2025-08 – Amendment of the Post Falls Technology District Plan
8. New Business
9. Staff Report and Updates
10. Commissioner Comments
11. Chairman Comments
12. 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

September 18, 2025

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Treasurer Len Crosby called the meeting to order at 9:05 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Crosby were Commissioners Eric Clemensen, Pat Leffel and Collin Coles. Commissioners Jamè Davis, Melissa Hjeltness and Christi Fleischman were absent. Counselor Pete Bredeson was also present. Leffel 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 Workshop & Commission Meeting Minutes, August 20, 2025

Item B is the payables for this month totaling \$11,837.04

Item C is the Bank Activity Report which shows total funds in all accounts of \$4,408,834.30 and accrued interest for the month of \$12,004.12

Item D is the financial reports as of August 31, 2025.

Item E FY2026 Legal Services Contract.

Approval of the consent calendar will authorize a transfer of \$11,837.04 to the First Interstate Checking Account for the monthly payables and \$12,004.12 accrued interest to the General Fund.

Commissioner Crosby asked for a motion to approve the Consent Calendar as presented. Coles made the motion, seconded by Coles. Roll Call Vote: Crosby – Aye; Leffel - Aye; Coles – Aye; Clemensen – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – Reviewed the August bank statements.

District Review – Fleischman – Johns stated the committee is scheduled to meet September 30, 2025. Nothing else to report

Communication, Property and Personnel – Coles – Nothing to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

STAFF REPORT

The Metts Group has provided scope of work for the proposed impact assessment of the post-closure urban renewal effects in the closed Center Point and East Post Falls districts. This assessment will provide an update to the 2016 Economic Impact Study performed by Metts. The District Review Committee will be reviewing the scope of work and any related project information at their meeting on September 30th. Executive Director Johns has engaged the CdA Economic Development Corporation and Kootenai Metropolitan Planning Organization (KMPO) to contribute toward the assessment with input on the positive impact that urban renewal projects have on our community's ability to attract employers and the on the community's transportation network. The tentative timeframe for data compilation and analysis is from late October to December with the report being issued in early 2026.

On September 11th Counselor Bredeson and I participated in a brief conference call with representatives of the Kootenai Health project in the Post Falls Technology District. They expressed an interest to include language in an OPA accommodating for potential changes to their joint venture side of the agreement. Counselor Bredeson recommended they submit a draft of the proposed language for staff review and subsequent consideration by the Commission.

COMMISSIONER COMMENTS

No additional comments or questions.

CHAIRMAN COMMENT

None

ADJOURNMENT

Crosby asked for a motion to adjourn. Commissioner Coles made the motion, seconded by Leffel. All in favor by voice vote. Meeting was adjourned at 9:13 am.

Respectfully submitted,

Joseph Johns, Executive Director

Jamé Davis, Chairman

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,

Joseph Johns, Executive Director

Christi Fleischman, Chairman

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):

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

Submittal 2 (District Plan amendment & OPA amendment):

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:	<u>\$ 1,599,044</u>
	<u>\$ 6,394,348</u>

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 expensive 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

POST FALLS URBAN RENEWAL MINUTES

Workshop Minutes

November 4, 2025 – Chamber of Commerce – Board Room

CALL TO ORDER, ROLL CALL

Chairman Jamè Davis called the meeting to order at 10:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Collin Coles, Len Crosby, Christi Fleischman, Melissa Hjeltness and Eric Clemensen. Also present was Counselor Pete Bredeson, Ben McGrann, Gabe Gallinger and Brad Marshall.

CONFLICT DISCLOSURE

None

OWNER PARTICIPATION AGREEMENT - NORTH IDAHO HEALTHCARE HOLDINGS, LLC (Tech URD) Johns introduced the proposed OPA drafted as a result of the October 2, 2025, Workshop. The OPA was drafted by Counselor Bredeson and has been through a review process with NIHH and their legal counsel. The agreement is for two public infrastructure projects currently included in the Technology District Plan identified as the Meyer Alternative – North project (upsized and deeper sewer) and the Foxtail Streets project (collector street additional width). Commissioner Crosby asked if NIHH understands they're subordinate to the existing district proponents claim to tax increment. Johns clarified that the district proponent's claims relate to "Zone C" in the district. Counselor Bredeson responded that the OPA includes language acknowledging the same. Chairman Davis asked for a motion.

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

TASK ORDER 25-02, EAGLES MPRA COST VERIFICATION (Downtown URD). Task Order 25-02 is for the engagement of the Welch-Comer, the Agency's consulting engineers, for the purpose of reviewing the Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc., request for reimbursement for costs associated with the qualifying Minor Project Program cost at 209 E Railroad Ave. Johns asked the commission for authorization to sign the Task Order. Crosby asked Johns if the consultation fee is considered a reimbursable cost to the Agency. Counselor Bredeson stated current Agency policy does not allow for that, but could be revised to allow for that in the future. Bredeson and Johns will work on drafting policy revisions for consideration by the Finance and Policy Committee at their upcoming meeting.

Commissioner Clemensen made a motion to approve Task Order, seconded by Crosby. Roll Call Vote: Fleischman – Aye; Hjeltness – Aye; Clemensen – Aye; Coles – Aye; Davis – Aye; Crosby – Aye. Motion carried.

209 E 2ND AVENUE PROJECT – URBAN RENEWAL PARTICIPATION PROPOSAL (Downtown URD). Johns gave a presentation on inclusion of the City Center Parking Plan (2018), the Post Falls Master Plan Addendum (2021), and the district's Economic Feasibility Plan (2021) into the Downtown District Plan as evidence for supporting projects in the district that require street, parking and frontage improvements, regardless of property type. Johns emphasized public survey and community stakeholder responses prioritizing street parking & street frontage improvements and the lack of progress toward previously known goals to establish a downtown community. Commissioner Coles asked if current agency policy provides for 100% reimbursement for residential projects. Counselor Bredeson answered

that Agency Policy #7 limits reimbursement to 25% for onsite improvements and 0% for off-site for residential projects. Bredeson noted that Policy #7 includes an exception for industrial or technical development projects and that it's possible to expand the exception language to include residential types of projects in the Downtown District. Coles stated it would be helpful for the City to provide a letter of support for reimbursement of this project type as part of the long-term plan. Bredeson will draft language to amend policy #7 for consideration at a later date with the proposed project OPA containing similar language to follow.

STAFF REPORT

Johns reported meeting with the PF Technology District proponent a couple of weeks ago to review the latest reimbursement request submittal. The total costs submitted at this time, and in a preliminary review process, are approximately \$6 MILLION. The Warren Playfield Project Funding Agreement, approved at the October 16th Commission meeting, received the City Council's approval at their November 3rd meeting.

COMMISSIONER COMMENTS

None

ADJOURNMENT

Davis adjourned the meeting at 11:24 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Jamè Davis, Chairman

1:19 PM

11/17/25

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
As of November 20, 2025

Type	Date	Num	Due Date	Aging	Open Balance
Alpine Summit CPA's					
Bill	10/31/2025	14847	11/30/2025		1,607.50
Total Alpine Summit CPA's					1,607.50
Association of Idaho Cities					
Bill	10/29/2025	300001542	11/28/2025		550.00
Total Association of Idaho Cities					550.00
Bredeson Law Group					
Bill	11/15/2025	1293	12/15/2025		1,281.25
Total Bredeson Law Group					1,281.25
Canon Solutions America, Inc.					
Bill	11/01/2025	6013828855	12/01/2025		27.34
Total Canon Solutions America, Inc.					27.34
Intermax Networks					
Bill	11/15/2025	INV-004531...	11/15/2025	5	600.00
Total Intermax Networks					600.00
Mastercard					
Bill	11/02/2025	4518-Nov20...	12/02/2025		295.88
Total Mastercard					295.88
TOTAL					4,361.97

PAYROLL 6,879.30
11,241.27

Bank Activity Report

October 2025

Cash Section

Checking: First Interstate

Beginning Balance		\$	10,867.52
Deposits	\$	22,193.61	
Withdrawals	\$	(22,115.39)	
Ending Balance		\$	10,945.74
Outstanding Checks	\$	(1,383.42)	
Account Balance		\$	9,562.32

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	1,375,579.89
Contributions	\$	15,641.60	
Withdrawals	\$	(16,542.88)	
Ending Balance		\$	1,374,678.61
Outstanding Transfer			
Account Balance		\$	1,374,678.61

LGIP Capital Improvements 1910

Beginning Balance		\$	3,030,236.35
Contributions	\$	16,415.82	
Withdrawals	\$	(10,765.76)	
Ending Balance		\$	3,035,886.41
Outstanding Transfer			
Account Balance		\$	3,035,886.41

Total Funds All Accounts:

\$ 4,420,152.34

October 2025

	Interest
State Pool - LGIP 1910	\$ 10,912.03
Total	<u>\$ 10,912.03</u>

Post Falls Urban Renewal Agency - In-House

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,562.32
LGIP1829-General Fund	1,374,678.61
LGIP1910-Capital Improvements	3,035,886.41
Savings - Idaho Central CU	25.00
Total Checking/Savings	4,420,152.34
Other Current Assets	
Accounts Receivable - Taxes	27,706.00
FMV - State Investment Pool	7,698.00
Interest Receivable	12,534.00
Prepaid Insurance	4,243.00
Total Other Current Assets	52,181.00
Total Current Assets	4,472,333.34
TOTAL ASSETS	4,472,333.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Vacation Payable	4,290.54
24000 - Payroll Liabilities	
ID- Unemployment Payable	11.58
24000 - Payroll Liabilities - Other	3,235.59
Total 24000 - Payroll Liabilities	3,247.17
Total Other Current Liabilities	7,537.71
Total Current Liabilities	7,537.71
Total Liabilities	7,537.71
Equity	
Committed Fund Balance	1,349,484.00
Nonspendable Fund Balance	3,544.00
32000 - Unrestricted Net Assets	3,107,409.08
Net Income	4,358.55
Total Equity	4,464,795.63
TOTAL LIABILITIES & EQUITY	4,472,333.34

10:15 AM

11/10/25

Accrual Basis

Post Falls Urban Renewal Agency - In-House

Profit & Loss

October 2025

	Oct 25	Oct 25
Ordinary Income/Expense		
Income		
Downtown District	3,390.74	3,390.74
Interest	15,642.21	15,642.21
Post Falls Technology District	2,259.35	2,259.35
Total Income	21,292.30	21,292.30
Gross Profit	21,292.30	21,292.30
Expense		
Computer Software	14.00	14.00
Website Design, Hosting & Maint	147.54	147.54
62140 · Legal Fees	1,281.25	1,281.25
62840 · Computer Repair & Maintenance	137.50	137.50
62890 · Rent	7,990.00	7,990.00
65030 · Printing and Copying	43.35	43.35
66000 · Payroll Expenses	7,320.11	7,320.11
Total Expense	16,933.75	16,933.75
Net Ordinary Income	4,358.55	4,358.55
Net Income	4,358.55	4,358.55

Fund Reconciliation:

10/31/2025

QB

First Interstate - Checking	GF	\$	9,562.32	
LGIP - 1829	GF	\$	1,374,678.61	
LGIP - 1910	CIP	\$	3,035,886.41	
Savings - Idaho Central CU	GF	\$	25.00	
Total				\$ 4,420,152.34

FUNDS

General Fund	GF	\$	1,384,265.93	
Capital Improvement Fund	CIP	\$	3,035,886.41	
Total				\$ 4,420,152.34

C.I. Fund Allocation:

Pleasant View	\$	(63,264.90)
Plsnt.View FY26 Admin Fee	\$	25,000.00
Downtown	\$	4,506.88
MPP-Downtown	\$	136,394.99
PF Technology	\$	2,933,249.45
	\$	3,035,886.41

Post Falls Urban Renewal Agency

Increment Received District Obligation Balance

	<u>Pleasant View</u>	<u>Downtown</u>	<u>Downtown MPP</u>	<u>PF Tech Dist.</u>		<u>Total</u>
<i>Termination Date</i>	<i>2041</i>	<i>2041</i>	<i>2041</i>	<i>2038</i>		
Sep-25	-	1,539.26	220.62	86.50		1,846.38
Oct-25	-	2,967.62	423.12	2,259.35		5,650.09
Nov-25						-
Dec-25						-
Jan-26						-
Feb-26						-
Mar-26						-
Apr-26						-
May-26						-
Jun-26						-
Jul-26						-
Aug-26						-
Sep-26						-
Total YTD	-	4,506.88	643.74	2,345.85		7,496.47

Approved Obligation	-	6,115,511.02		-	6,115,511.02
Obligation Balance @ 9/30/25	-	4,287,611.59		-	4,287,611.59
Carry over @ 9/30/25	(63,264.90)	1,539.26	135,971.87	2,930,990.10	3,005,236.33

10:02 AM

10/14/25

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
 As of October 31, 2025

Type	Date	Num	Due Date	Aging	Open Balance
Bredeson Law Group					
Bill	10/09/2025	1285	11/08/2025		1,281.25
Total Bredeson Law Group					1,281.25
Canon Solutions America, Inc.					
Bill	10/01/2025	6013468776	10/31/2025		43.35
Total Canon Solutions America, Inc.					43.35
Mann LLC					
Bill	09/25/2025	20250901-05	11/24/2025		49.95
Total Mann LLC					49.95
Mastercard					
Bill	10/01/2025	4518-Oct20...	10/31/2025		161.54
Total Mastercard					161.54
Northwest Specialty Hospital					
Bill	10/13/2025	10132025	11/12/2025		137.50
Total Northwest Specialty Hospital					137.50
TOTAL					1,673.59

PAYROLL 6,879.29
8,552.88

September 2025

	Interest
State Pool - LGIP 1910	\$ 10,765.73
Total	<u>\$ 10,765.73</u>

RESOLUTION NO. 2025-08

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, KOOTENAI COUNTY, IDAHO, RECOMMENDING AN AMENDMENT TO THE POST FALLS TECHNOLOGY DISTRICT URBAN RENEWAL PLAN ADOPTED BY POST FALLS ORDINANCE 1349 TO SUPPORT THE GROWTH OR DEVELOPMENT OF A COMMERCIAL OR INDUSTRIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A ADDING URBAN RENEWAL PROJECTS WITHIN THE DISTRICT; PROVIDING FOR SEVERABILITY, PREEMPTION AND PRECEDENCE; PROVIDING FOR THE REPEAL OF ALL CONFLICTING RESOLUTIONS; PROVIDING AN EFFECTIVE DATE; PROVIDING A DATE OF PASSAGE AND APPROVAL, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Plan;

WHEREAS, on October 16, 2018, The City Council of the City of Post Falls adopted Ordinance No. 1349 establishing the Post Falls Technology Urban Renewal District (the "District") and adopting the District Urban Renewal Plan (the "Plan"), both of which will terminate in 2038;

WHEREAS, since that time, North Idaho Health Care Holdings, LLC has requested that the Plan be amended to include public improvements associated with the planned Prairie Medical Center, which are described in Exhibit A attached hereto;

WHEREAS, in consultation with its staff and City staff, the Post Falls Urban Renewal Agency (the "Agency") has reviewed the proposal;

WHEREAS, Idaho Code § 50-2903A(1)(a)(iv) provides that if a Plan amendment is made "to support growth or development of a commercial . . . or industrial project in an existing revenue allocation area", then it does not constitute a Plan modification, which would reset the base value of the revenue allocation area;

WHEREAS, Idaho Code § 50-2905 only requires the Plan to contain a detailed list of *estimated* project costs;

WHEREAS, the Preface to the Plan states that the "main and overriding objective" of the Plan is "job creation, economic development and economic diversification".

WHEREAS, Section 3.a of the Plan states that the “purposes and major goals” for the Plan include the following:

- To enhance this potential site for commercial development and expansion;
- To create and expand public infrastructure and public facilities within the entire Urban Renewal District;
- To enhance and improve transportation routes and collector streets within the District to enhance future development;
- To strengthen the District and enhance related commercial development and support within the Project Area; and
- To provide commercial and recreational facilities for the residents of Post Falls and visitors;

WHEREAS, the Agency finds that because the amendments contemplated by this Resolution will support growth or development of a commercial or industrial project within the District, the amendments to the Plan do not constitute a Plan modification under Idaho Code § 50-2903A. As such, the Agency finds that the procedural requirements for adopting a plan modification do not apply to this amendment; and

WHEREAS, the Agency finds that the proposed improvements are authorized by and are in accordance with the Plan since they promote the main and overriding objective, major goals and purposes of the Plan specified above. Also, since the District does not terminate until 2038 and given the current level of District obligations, the improvements are feasible given the economic and time constraints of the District.

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Post Falls Urban Renewal Agency as follows:

SECTION ONE: RECOMMENDATION OF AMENDMENT TO THE POST FALLS TECHNOLOGY DISTRICT URBAN RENEWAL PLAN TO SUPPORT THE GROWTH OR DEVELOPMENT OF A COMMERCIAL OR INDUSTRIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A TO ADD URBAN RENEWAL PROJECTS WITHIN THE DISTRICT

For the reasons set forth above, the Agency hereby recommends that the Plan be amended to support the growth or development of a commercial or industrial project within the existing revenue allocation area by adopting a revised Appendix A to add certain public improvements associated with the Prairie Medical Center. The Agency also recommends that such amendment be effectuated by the City adopting an ordinance formally approving the amendment. A copy of the proposed Appendix A is attached hereto as Exhibit B.

SECTION TWO: SEVERABILITY, PREEMPTION AND PRECEDENCE

This Resolution is hereby declared to be severable. Should any portion of this Resolution be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the Resolution before the declaration of partial invalidity. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Resolution, then the

provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding without the requirement of further action by the Agency, and any amendments to this Resolution as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

SECTION THREE: REPEAL OF CONFLICTING RESOLUTIONS

All Resolutions and parts of Resolutions in conflict with or addressing the same subject matter as the provisions of this Resolution are hereby repealed.

SECTION FOUR: EFFECTIVE DATE

This Resolution shall take effect and be in full force from and after its passage and approval.

SECTION FIVE: DATE OF PASSAGE AND APPROVAL

Passed and approved at a regular meeting of the Commissioners of the Post Falls Urban Renewal Agency, Kootenai County, Idaho, held on the 20th day of November, 2025, on which a roll call vote was duly taken.

DATED this ____ day of November, 2025.

POST FALLS URBAN RENEWAL AGENCY
Kootenai County, Idaho

By: _____
Jamè Davis, Chairperson

Commissioner Coles voted	_____
Commissioner Clemensen voted	_____
Commissioner Davis voted	_____
Commissioner Leffel voted	_____
Commissioner Crosby voted	_____
Commissioner Hjeltness voted	_____
Commissioner Fleischman voted	_____

ATTEST:

Joseph Johns, Executive Director



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Prairie Medical Campus - URA Technology District 9/25/2025

PROJECT DESCRIPTION: Infrastructure Cost Estimate

CLIENT: Kootenai Health, Parkwood Properties, and Architerra

J-U-B PROJ. NO.: 09-25-040

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES	
		ITEM COST	TOTAL COST
	PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE		\$1,124,919
1	ROADWAY	\$214,000	
2	WATER	\$613,752	
3	SEWER	\$176,640	
4	SOFT COSTS (12% OF CONSTRUCTION COST)	\$120,527	
	ZORROS - PUBLIC IMPROVEMENTS		\$917,492
5	ROADWAY	\$618,169	
6	WATER	\$201,020	
8	SOFT COSTS (12% OF CONSTRUCTION COST)	\$98,303	
	PROSPER - PUBLIC IMPROVEMENTS		\$2,752,893
9	ROADWAY	\$1,993,540	
10	WATER	\$326,800	
11	SEWER	\$137,600	
12	SOFT COSTS (12% OF CONSTRUCTION COST)	\$294,953	
	FENNECUS - PUBLIC IMPROVEMENTS		\$1,599,044
13	ROADWAY	\$818,600	
14	WATER	\$113,218	
15	SEWER	\$495,900	
16	SOFT COSTS (12% OF CONSTRUCTION COST)	\$171,326	

TOTAL ESTIMATED CONSTRUCTION COSTS \$5,709,239

TOTAL ESTIMATED SOFT COSTS \$685,109

TOTAL ESTIMATED COSTS \$6,394,348

KRF

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787


<div>ENGINEER'S OPINION OF PROBABLE COST</div>					
PROJECT:		Prairie Medical Campus - URA Technology District			9/25/2025
PROJECT DESCRIPTION:		Infrastructure Cost Estimate			
CLIENT:		Kootenai Health, Parkwood Properties, and Architerra			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 09-25-040			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE IMPROVEMENTS					
ROADWAY IMPROVEMENTS					\$214,000
1	Prairie Ave Road Entrance (includes 150' of additional lane, curbing, stribing, pedestrian walkways, etc.)	2	EA	\$86,000	\$172,000
2	Hwy 41 Right-In-Right-Out	1	EA	\$42,000	\$42,000
DOMESTIC WATER					\$613,752
5	12" PVC Water Main	2,847	LF	\$96	\$273,312
6	12" Gate Valve	16	EA	\$1,600	\$25,600
7	12" Bends/Fittings	21	EA	\$1,100	\$23,100
8	4" water meter and vault	6	EA	\$27,000	\$162,000
9	6" water meter and vault	1	EA	\$42,000	\$42,000
10	Fire Hydrant Assembly	11	EA	\$4,500	\$49,500
11	4" Fire Sprinkler Piping	330	LF	\$68	\$22,440
12	2" water Meter	4	EA	\$2,300	\$9,200
13	2" water service pipe (up to meter)	120	LF	\$55	\$6,600
SANITARY SEWER					\$176,640
14	48" Sanitary Sewer Manhole	9	EA	\$4,200	\$37,800
15	8" PVC Sanitary Sewer Main Pipe	2,136	LF	\$65	\$138,840
PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE IMPROVEMENTS TOTAL ESTIMATED COSTS					\$1,004,392
ZORROS IMPROVEMENTS					
ROADWAY					\$618,169
1	Asphalt Roadway 3" AC over 4" Base	5,807	SY	\$26	\$150,973
2	Concrete Sidewalk with 4" thickness and 2" CSTC	17,264	SF	\$8	\$138,114
3	Concrete ADA Ramps with Truncated Domes	4	EA	\$3,500	\$14,000
4	Concrete Commercial Approach	4	EA	\$8,500	\$34,000
5	Concrete Curb and Gutter	2,326	LF	\$30	\$69,782
6	Drainage Curb Cut	20	EA	\$180	\$3,600
7	ROW Striping	4,880	LF	\$2	\$9,760
8	Roadway Symbols (turn arrows, biker + arrow)	4	EA	\$300	\$1,200
9	Roadway Signage	8	EA	\$1,600	\$12,800
11	Cobra Head Style Street Light in ROW	15	EA	\$8,500	\$127,500
12	Dry utility trenching and Service connection fees	1,140	LF	\$6	\$6,840
13	Electrical Transformer	2	EA	\$11,000	\$22,000
14	Trees in Public ROW	46	EA	\$600	\$27,600

Exhibit A

CLIENT: Kootenai Health, Parkwood Properties, and Architerra					
CLIENT PROJ. NO.			J-U-B PROJ. NO.: 09-25-040		
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
WATER					\$201,020
15	12" PVC Water Main	1,270	LF	\$96	\$121,920
16	12" Gate Valve	16	EA	\$1,600	\$25,600
17	12" Bends/Fittings	21	EA	\$1,100	\$23,100
18	Fire Hydrant Assembly	5	EA	\$4,500	\$22,500
19	2" water Meter	2	EA	\$2,300	\$4,600
20	2" water service pipe (up to meter)	60	LF	\$55	\$3,300
ZORROS IMPROVEMENTS TOTAL ESTIMATED COSTS					\$819,189
PROSPER IMPROVEMENTS					
ROADWAY					\$1,993,540
1	Intersection improvements at Prosper and Zorros from 2 way controlled stop, to a single lane roundabout. Includes all curb islands, roadway re-alignments, pedestrian walkway adjustments, art, landscaping, signage, striping, and other roundabout infrastructure	1	LS	\$700,000	\$700,000
2	Asphalt Roadway 3" AC over 4" Base	11,752	SY	\$26	\$305,549
3	Concrete Sidewalk with 4" thickness and 2" CSTC	37,948	SF	\$8	\$303,584
4	Concrete ADA Ramps with Truncated Domes	32	EA	\$3,500	\$112,000
5	Concrete Driveways	9	EA	\$8,500	\$76,500
6	Concrete Curb and Gutter	4,734	LF	\$30	\$142,027
7	Drainage Curb Cut	38	EA	\$180	\$6,840
8	ROW Striping	9,480	LF	\$2	\$18,960
9	Roadway Symbols (turn arrows, biker + arrow)	10	EA	\$300	\$3,000
10	Roadway Signage	12	EA	\$1,600	\$19,200
12	Cobra Head Style Street Light in ROW	30	EA	\$7,000	\$210,000
13	Dry utility trenching and Service connection fees	2,380	LF	\$6	\$14,280
13	Electrical Transformer	4	EA	\$11,000	\$44,000
14	Trees in Public ROW	94	EA	\$400	\$37,600
WATER					\$326,800
15	12" PVC Water Main	2,750	LF	\$96	\$264,000
16	12" Gate Valve	14	EA	\$1,600	\$22,400
17	12" Bends/Fittings	6	EA	\$1,100	\$6,600
18	Fire Hydrant Assembly	4	EA	\$4,500	\$18,000
19	2" water Meter	4	EA	\$2,300	\$9,200
20	2" water service pipe (up to meter)	120	LF	\$55	\$6,600
SANITARY SEWER					\$137,600
21	48" Sanitary Sewer Manhole	6	EA	\$4,300	\$25,800
22	8" PVC Sanitary Sewer Main Pipe	1,720	LF	\$65	\$111,800
KILLDEER IMPROVEMENTS TOTAL ESTIMATED COSTS					\$2,457,940
FENNECUS LANE IMPROVEMENTS					
ROADWAY					\$818,600
1	Asphalt Roadway 3" AC over 6" Base	10,370	SY	\$30	\$311,100
2	Concrete Sidewalk with 4" thickness and 2" CSTC	14,880	SF	\$6	\$89,280
3	Concrete ADA Ramps with Truncated Domes	8	EA	\$3,500	\$28,000
4	Concrete Driveways	2	EA	\$8,500	\$17,000
5	Concrete Curb and Gutter	3,680	LF	\$30	\$110,400
6	ROW Striping	7,320	LF	\$2	\$14,640
7	Roadway Symbols (turn arrows, biker + arrow)	8	EA	\$300	\$2,400

Exhibit A

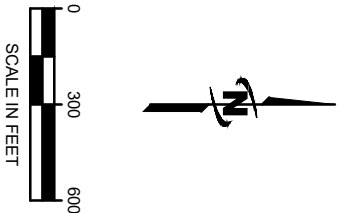
CLIENT:		Kootenai Health, Parkwood Properties, and Architerra			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 09-25-040			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
8	Roadway Signage	10	EA	\$1,600	\$16,000
9	Cobra Head Style Street Light in ROW	24	EA	\$7,000	\$168,000
11	Dry utility trenching and Service connection fees	1,830	LF	\$6	\$10,980
12	Electrical Transformer	2	EA	\$11,000	\$22,000
13	Trees in Public ROW	72	EA	\$400	\$28,800
WATER					\$113,218
14	12" PVC Water Main	1,443	LF	\$42	\$60,618
15	12" Gate Valve	10	EA	\$2,400	\$24,000
16	12" Bends/Fittings	6	EA	\$450	\$2,700
17	Fire Hydrant Assembly	4	EA	\$4,500	\$18,000
18	2" water Meter	2	EA	\$2,300	\$4,600
19	2" water service pipe (up to meter)	60	LF	\$55	\$3,300
SANITARY SEWER					\$495,900
20	48" Sanitary Sewer Manhole - Deep	9	EA	\$6,300	\$56,700
21	15" PVC Sanitary Sewer Main Pipe (Over 20' Deep)	1,830	LF	\$240	\$439,200
FENNECUS IMPROVEMENTS TOTAL ESTIMATED COSTS					\$1,427,718
TOTAL ESTIMATED CONSTRUCTION COSTS					\$5,709,239
J-U-B ENGINEERS, INC.					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					

KRF

PUBLIC INFRASTRUCTURE TO BE IMPROVED	DESCRIPTION	ESTIMATED 2025 COST
PMC - ONSITE	ROADWAY, WATER, SEWER	\$1,124,919
ZORROS	ROADWAY, WATER, SEWER	\$917,492
PROSPER	ROADWAY, WATER, SEWER	\$2,752,893
FENNECUS	ROADWAY, WATER, SEWER	\$1,599,044

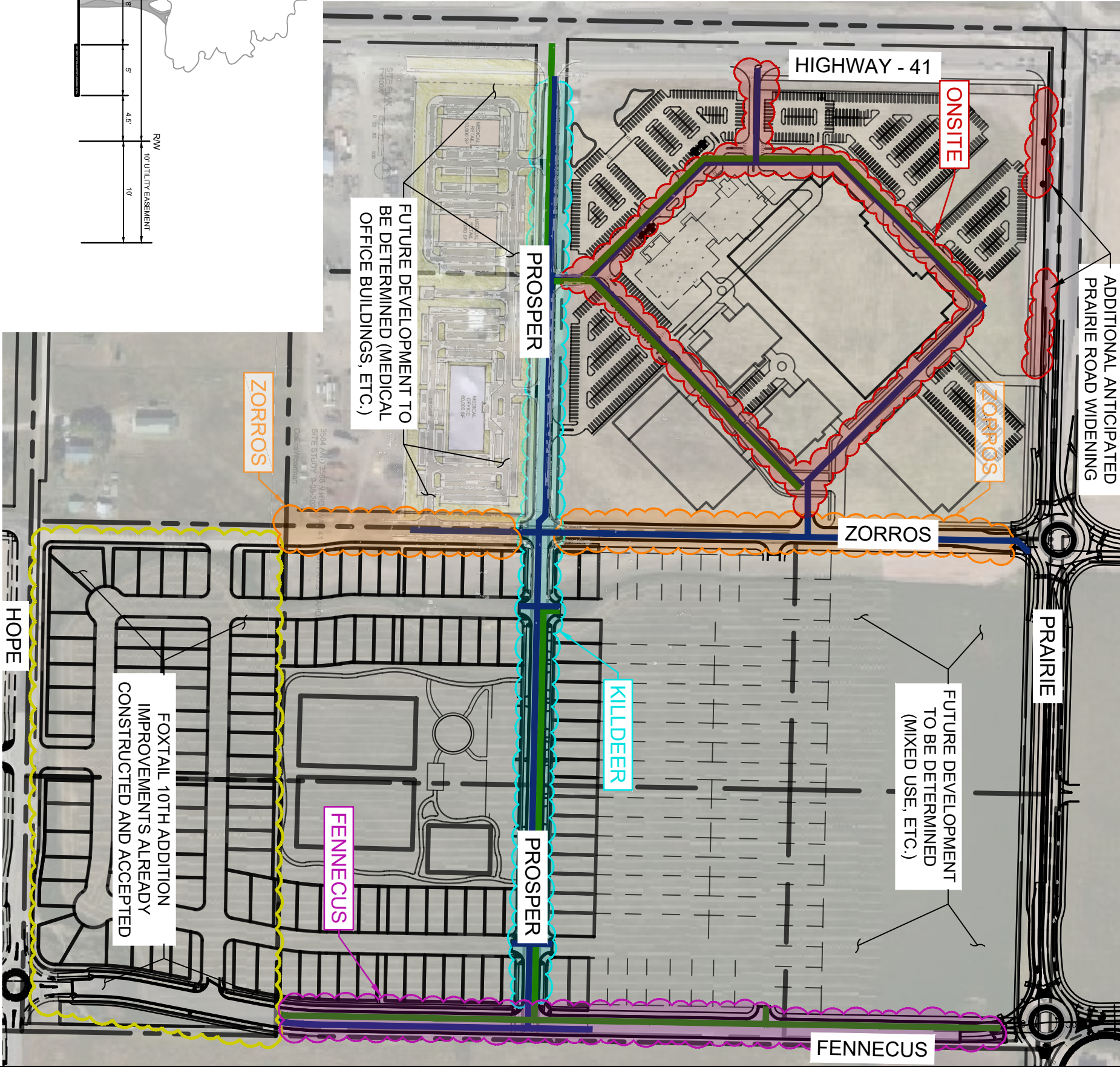
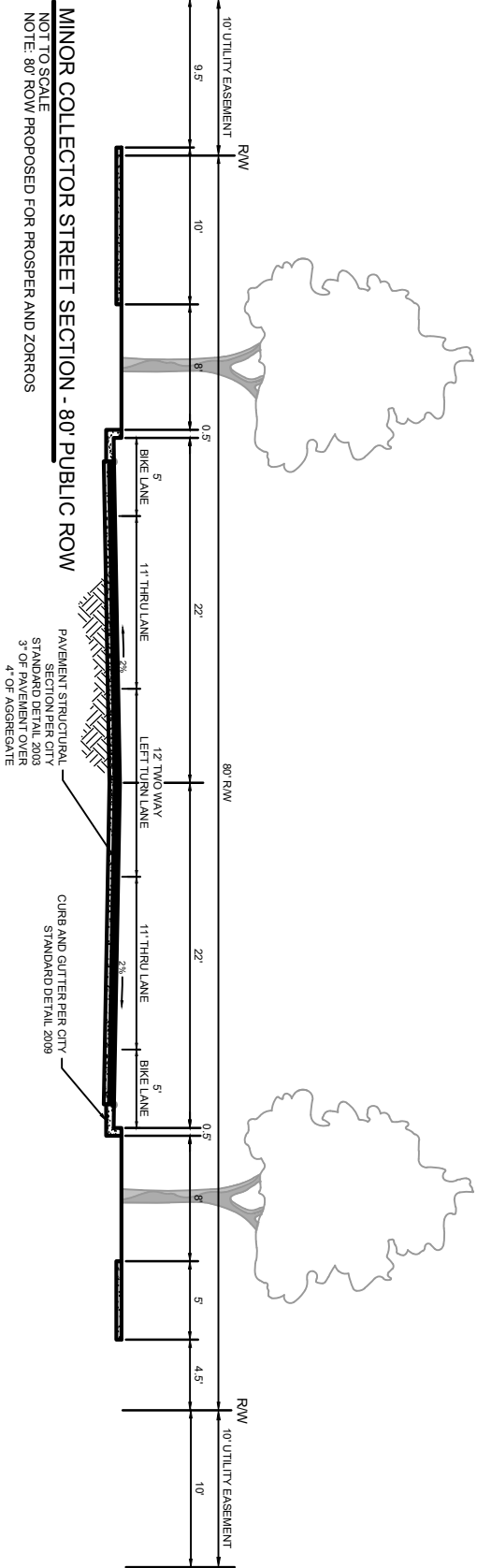
*COST ESTIMATE IS ASSUMED FOR 2025 CONSTRUCTION

TOTAL: \$6,394,348



PROPOSED WATER MAIN =

PROPOSED SEWER MAIN =



RELISE OF DRAWINGS

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FILE: 09-25-040 - OVERALL
JUB PROJ. # 09-25-040
PLOT DATE: 9/25/2025
LAST UPDATED: 9/22/2025
DRAWN BY: DESBY
DESIGN BY: DESBY
CHECKED BY: CROBY

JUB
JUB ENGINEERS, INC.

PRAIRIE MEDICAL CAMPUS
URA OVERALL EXHIBIT

SHEET
URA

REVISED APPENDIX A – Project Costs

Adopted by Ordinance _____ on _____, _____

The following Engineer's opinion of probable costs are calculated in 2018 dollars, except where noted:

Priority 1 Projects – INTP and Shopping Center Public Infrastructure

Zone A	Public infrastructure including curb, roadways, sidewalk/trail, traffic Signals @ Hwy 41 and Harvest, Prairie and Charleville and Prairie and Cecil, City pedestrian facility, ¾ movement turn lanes, UPRR crossing, water, sanitary sewer, underground "dry" utilities, well, electrical transmission lines, electrical substation, etc.	\$ 31,341,000
Zone B	Public infrastructure including curb, roadways, sidewalk/trail, City pedestrian facility (west of Hwy 41), ¾ movement turn lanes, water, sanitary sewer, underground "dry" utilities, etc.	\$ 5,408,000
Zone C	Public infrastructure including curb, roadways, sidewalk, ¾ movement turn lanes, Prairie Avenue frontage improvements, traffic signal @ Prairie and Zorros, water, sanitary sewer, underground "dry" utilities, etc.	\$ 3,494,000

Priority 2 Projects

Meyer Alternative – North	<i>See Fennecus Improvements below</i>	\$ 300,000
	Additional cost to upsize from planned 10" to 15" at deeper depth	
Prairie Medical Campus (PMC)	Public water and sewer infrastructure in and round the PMC, Hwy 41 right-in-right-out, Prairie Ave entrances and turn lanes	\$ 1,124,919 (2025 Est. Cost)
Zorros Improvements	Full collector street improvements from Prairie Ave to Prosper including utilities	\$ 917,492 (2025 Est. Cost)
Prosper Improvements	Full Collector street improvements from Hwy 41 to Fennecus, adjacent to the PMC and new city park, including utilities	\$ 2,752,893 (2025 Est. Cost)
Fennecus Improvements	Full Collector street improvements from Prairie Ave to full build out connection point north of Hope, including utilities	\$ \$1,599,044 (2025 Est. Cost)

Hwy 41 Pedestrian Tunnel	\$ 1,300,000
Pedestrian tunnel at location of existing RR crossing on Hwy 41 North of Prairie Avenue	
City – Rails to Trails	\$ 200,000
Multi-modal pedestrian facility on existing RR grade – east of Hwy 41 and north of Shopping Center	
Foxtail Streets	\$ 500,000
Additional street width for “Collector” streets (wider than typical development)	
Entertainment Venue	\$ 5,000,000
Public/private entertainment venue	
 <u>Potential Future Projects</u>	
Meyer Alternative – South	\$ 773,000
Meyer Alternative South sewer project	
Horsehaven Trunk Main	\$ 547,000
Horsehaven Trunk Main from Hwy 41 to Meyer Alternative South	
12th Avenue Lift Station	\$ 1,723,000
12th Avenue Lift Station construction with EQ Basin	
12th Avenue LS – Force Main	\$ 7,475,000
Parallel 16-inch force mains from 12th Avenue LS to the City’s Water Reclamation Facility	