



Post Falls Urban Renewal Agency  
November 21, 2024 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 17, 2024
  - b. Finance & Policy Committee Minutes, October 17, 2024
  - c. Payables
  - d. Bank Activity Report
  - e. Financial Reports
5. Committee Updates
  - a. Finance and Policy – Crosby
  - b. District Review - Coles
  - c. Communications, Property & Personnel - Hjeltness
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.
8. New Business
  - a. Owner Participation Agreement, 3rd Addendum – A&A Construction, Inc. (Downtown District) **ACTION ITEM**
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**

### **November 21, 2024**

#### CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jamè Davis called the meeting to order at 9:02 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Melissa Hjeltness, Christi Fleischman, Len Crosby, Pat Leffel, Collin Coles and Eric Clemensen. Also present was Counselor Pete Bredeson. Coles 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 17, 2024

Item B is the Finance & Policy Committee Minutes, October 17, 2024

Item C is the payables for this month totaling \$12,392.82

Item D is the Bank Activity Report which shows total funds in all accounts of \$2,979,259.94 and accrued interest for the month of \$7,129.48

Item E is the financial reports as of October 31, 2024.

Approval of the consent calendar will authorize a transfer of \$12,392.82 to the First Interstate Checking Account for the monthly payables and \$7,129.48 accrued interest to the General Fund

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

#### COMMITTEE UPDATES

*Finance & Policy* – Crosby – Reviewed the monthly statements and financial reports. Met in October and reviewed the status of the budget, district fund balances, FY2024 audit progress and discussed matters to bring to the Joint Workshop.

*District Review* – Coles – Nothing to report.

*Communication, Property and Personnel* – Hjeltness – Nothing to report.

## CITIZEN COMMENTS

None

## UNFINISHED BUSINESS

None

## NEW BUSINESS

Owner Participation Agreement, 3<sup>rd</sup> Addendum – A&A Construction, Inc. The addendum, drafted by Counselor Bredeson, provides for two revisions to the OPA with A&A Construction. Paragraph 4.6 in the Conditions section is revised from the 1<sup>st</sup> day of January, 2025 to January 1<sup>st</sup>, 2029. The Reimbursement of Participant Advances section is revised, specifically paragraph 6.2.5 where language pertaining to minor projects has been added. The 3<sup>rd</sup> Addendum to the OPA was previously approved and signed by William J. Lawson, President A&A Construction, Inc. Chairman Davis asked for discussion or a motion to approve the 3<sup>rd</sup> Addendum to the OPA with A&A Construction. Commissioner Crosby expressed his appreciation for A&A Construction and commented on having participated in two previous meetings with representatives of A&A Construction to discuss the addendum and the Minor Projects Program. He commended A&A Construction for their cooperation. Commissioner Coles made a motion to approve the 3<sup>rd</sup> Addendum and authorize Chairman Davis to sign the document, seconded by Crosby. Roll Call Vote: Leffel – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Coles – Aye; Davis – Aye; Clemenson – Aye. Motion carried.

## STAFF REPORT

The annual registration of urban renewal districts with the State Tax Commission, as required on or by December 1<sup>st</sup>, was completed on November 7<sup>th</sup>.

Agents of our Auditor, Alpine Summit CPAs, conducted their in-office visit for the FY2024 audit on November 12<sup>th</sup>.

Commissioner Crosby and Director Johns attended the Fall Economic Forecast Meeting held by Inland Northwest Partners on October 29<sup>th</sup>. Presentations were provided on a variety of subjects including carbon-free electricity policies (*Rick Dunn, Benton PUD*), conditions of the local/North Idaho economy (*Sam Wolkenhauer, Idaho Dept. Labor*), the regional labor market (*Dr. Grant Forsyth, Avista Corp.*), aspects of the national economy (*John Mitchell, M&H Economic Consultants*), and Demographics information relative to the economy (*Phil Blankenship, Lightcast*).

## COMMISSIONER COMMENTS

None

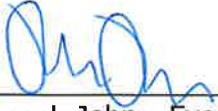
## CHAIRMAN COMMENT

None

ADJOURNMENT

Davis asked for a motion to adjourn. Commissioner Coles made the motion, seconded by Leffel. All in favor by voice vote. Meeting was adjourned at 9:09 am.

Respectfully submitted,



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Joseph Johns, Executive Director



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Jamie Davis, Chairman