

POST FALLS URBAN RENEWAL District Review Committee

November 9, 2019 – PF Chamber of Commerce Conference Room

CALL TO ORDER, ROLL CALL

Chairman Collin Coles called the meeting to at 9:00 am. Present were in addition to Coles were Commissioners Davis and Crosby. Also present was Diane Fountain and Joseph Johns

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Review Existing Districts

Expo URD. The district's date of closure was November 6, 2021, with increment tax available through 2022 since taxes are paid in arrears. Fountain recommended having legal counsel review the completion of the closing in August 2022 based on prior district closing processes. At this time the final increment amount is yet to be determined but it appears it will not fully repay the proponent improvements. All planned infrastructure has been completed.

Lessons Learned. Commissioner discussion centered on the need to choose proponents wisely, expect district plans to change since every single one has, and post-approval zone changes should result in reimbursement percentage changes based on Policy #7. The current Owner Participation Agreement (OPA) should specifically identify Policy #7.

Downtown URD. The Commission discussion on design and parking during the October meeting was a result of Agency emphasis on the need for parking during prior City Center district activity on Spokane Street. Parking in the district continues to be an Agency concern. Chairman Coles stated the provision and design of parking is between the City and developer while the question for the Agency is about reimbursement. The potential for zoning changes relative to an approved district plan should be expected in the Downtown and PF Technology districts. Fountain proposed having the Commission consider how Policy #7 would apply to known projects within the Downtown district. A workshop meeting environment was suggested by Chairman Coles to determine how the Agency will specifically apply Policy #7 based on percentages of actual use when multi-use (commercial/residential) situations exist. Agreement and policy language should provide developers with a clear understanding of what to expect if changes occur in their development plan relative to the district plan. Changes from the original development proposal/plan between the developer and the City should cause a review by the Agency as to changes in reimbursement. Commissioner Davis stated our policy and documentation, acknowledged by the developer at the beginning of the process, should make it clear that changes from the development plan and zoning will result in a review of potential tax increment funding. Both developers in the district have been sent the Owner Questionnaire.

Center Point URD. Fountain stated this district will be closing in 2022. Another submittal is expected in Center Point during 2022 for a roadway in front of the Maverick gas station that loops over to Pointe Parkway.

East Post Falls URD. Fountain stated a payment on the sewer project remains. Reimbursable improvements to Cecil Road and Mullan Avenue, together with traffic signals on Highway 41, are expected before closure in 2022. Commissioner Crosby inquired about additional possible submittals by Steve White on Tullamore improvements. Fountain confirmed Mr. White intends to provide a final submittal this fall for road improvements.

Post Falls Technology URD. Fountain stated that there has been no development to date. The developer (Jerry Dicker) is waiting for the City of Post Falls to decide on either a traffic signal or round-a-bout on Prairie Ave. based on a traffic study by JUB. Additionally, the sale of the tech park on the west side to the Douglass Group has been completed.

Pleasant View URD. No activity to date. Project Drive has been sent the Owner Questionnaire.

Discussion items for Strategic Planning Session – Suggestions:

Policy #7 Review. Crosby suggested having the Commission look at Policy #7 in light of the issues anticipated in the Downtown URD and how the policy is integrated into the OPA process. Chairman Coles will make a preliminary review of possible revisions.

New District. Fountain informed the committee that Ross Schlothauer intends to move forward with a new urban renewal district along East Seltice at Huetter Road consisting mostly of water and sewer improvements.

Affordable Housing. Crosby proposed utilizing urban renewal to facilitate affordable housing, which is one of the areas highest priorities based upon recent survey results according to area Chamber of Commerce members.

Committee Recommendations for Commission.

Commissioner Davis made a motion to have the Commission meet to review Policy #7 for the purpose of establishing criteria relative to project development changes and subsequent tax increment based reimbursement. Crosby seconded the motion. All in favor by voice vote.

Meeting adjourned at 10:18 a.m.

Respectfully submitted,



Diane Fountain, Executive Director



Collin Coles, Chairman