



Post Falls Urban Renewal Agency
December 15, 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. Finance & Policy Committee Minutes, November 14, 2022
 - b. Commission Minutes, November 17, 2022
 - 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 - 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. Unfinished Business
 - a. Order of Approval – The Pointe Partners, LLC (Center Point) **ACTION ITEM**
8. New Business
 - a. Project Update – Beyond Green, Inc. (PF Technology)
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

December 15, 2022

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Baltzell were Commissioners Eric Clemensen, Collin Coles, Jame' Davis, Len Crosby, Melissa Hjeltness and Christi Fleischman. 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 Finance & Policy Meeting Minutes, November 14, 2022

Item B is the Commission Meeting Minutes, November 17, 2022

Item C is the payables for this month totaling \$1,095,646.17.

Item D is the Bank Activity Report which shows total funds in all accounts of \$4,200,737.25 and accrued interest for the month of \$7,252.35.

Item E is the financial reports as of November 30, 2022.

Approval of the consent calendar will authorize a transfer of \$1,095,646.17 to the First Interstate Checking Account for the monthly payables and \$7,252.35 accrued interest to the General Fund.

Commissioner Crosby asked Director Johns if the \$1,085,091.19 payment to the City was for the first one-half of an obligation in the East Post Falls District for the Cecil Road intersection improvements. Johns confirmed it was and that payment of the remaining balance would occur in February 2023. Crosby also asked Johns if the Agency had been impacted by Kootenai County's decision to retain late payment penalties and interest (P&I). Johns replied the County's FY2023 tax increment remittances to date did not include any P&I as had prior years.

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; Baltzell – Aye. Motion carried.

COMMITTEE UPDATES

Finance & Policy – Crosby – The committee discussed and evaluated a number of issues pertaining to the upcoming closure of two more major districts (East Post Falls and Center Point). Crosby voiced his appreciation for the participation of Commissioners Fleischman and Clemensen in the discussion.

District Review – Coles – In the process of scheduling a meeting anticipated for early January.

Communication, Property and Personnel – Davis – Nothing to report but voiced appreciation for Johns sending a link to the committee members asking them to review the Agency's new website that is in-process.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

Order of Approval – The Pointe Partners, LLC (Center Point) – Welch Comer completed their review of the final submittal by The Pointe Partners, LLC – for the extensions of Baugh Way and Beck Road in The Pointe at Post Falls 4th Addition. The closure date of the Center Point District is December 18, 2022. The total amount of documented costs for the submittal was \$2,100,933.00 – the amount that qualifies for reimbursement is \$1,812,215.65 as specified in the Order of Approval.

The current Center Point fund balance together with the projected 2022 tax increment, yet to be received, totals approximately \$1,515,750. 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 Center Point District at its termination.

Crosby sought clarification from Johns about a reduction in the reimbursement of soft costs based on Agency policy. Johns confirmed a substantial reduction in the reimbursed soft costs compared to the submittal. Crosby also inquired about a bond in place to cover the cost of items pending completion due to weather. Johns responded the City is holding surety for the completion of remaining frontage improvements to be carried out in the spring, at which time the Agency will be notified.

Commissioner Crosby made a motion to approve the Order of Approval for reimbursement of The Point Partners, seconded by Davis. Roll Call Vote: Clemensen – Aye; Crosby – Aye; Fleischman – Aye; Hjeltness – Aye; Baltzell – Aye; Davis – Aye; Coles – Aye. Motion carried.

NEW BUSINESS

Project Update – Beyond Green, Inc. (Post Falls Technology District) – Jerry Dicker of BGI provided an update of the shopping center project at the northeast corner of Prairie Ave and Hwy 41, and the tech park on the northwest corner. The tech park is now a Douglass project. They are moving through the City processes. BGI's involvement in the tech park is to build Cecil Road and get the forty-four (44) acres they have retained into multi-family development. Dicker estimates this multi-family development will add \$100 MILLION tax increment value to the district. BGI is contracted with Douglass to build the road and has \$2 MILLION held in escrow for construction, but the project is experiencing delays. Dicker

reported a potential for entering mediation with the City over Cecil Road project delays resulting from differences between all of the parties involved (BGI, Douglass, Ross Point Water District, City of Post Falls).

The shopping center project has undergone a change of plan. BGI had agreements with Peak Fitness and Super-1 as part of the original plan. Peak Fitness has opted to relocate in a different development to the east due to two years of delay in the platting process. A revised plan has been proposed that continues to include the grocery store but has the entire remainder of the shopping center project facing Hwy 41. The utilities portion of the project continues to be pending City approval. A roundabout (Prairie Ave/Zorros Street) requiring land acquisition by the City is an issue. The City has proposed entering into a Construction Improvement Agreement with BGI for the roundabout but BGI is concerned the City doesn't own all the necessary land at this time. Commissioner Crosby stated the district has a finite life and three of its twenty years have been completed. Additionally, any project reimbursement for the discussed improvements, whether to the City or BGI, is being limited by the passage of time.

STAFF REPORT

Johns reported that agency compliance for Registry Year 2022 has been completed & confirmed with the State of Idaho Controller's Office and the Idaho State Tax Commission pursuant to I.C. §50-2008 and §2905.

The Website Project is nearing completion. Agency & district information has been fully migrated. Johns has received training to be able to perform content revisions and corrections as needed, with the potential to go-live soon.

Updates to the Chamber of Commerce building, including new paint and carpeting in the Agency's leased office space, have been recently completed.

Commissioner Fleischman voiced a need for the Urban Renewal District maps to be readily accessible on the new website. Johns responded district information is easily accessible on the new website and that district maps were in the process of being made available without the need to download district plans.

COMMISSIONER COMMENTS

Commissioner Clemenson asked if Counselor Bredeson could prepare a summary of Idaho Law pertaining to Commissioner conflicts of interest. Bredeson responded that he would and that the Agency had already implemented a Commissioner Disclosure form regarding property and business interests years ago. Crosby stated the disclosure forms are provided annually to the Mayor. Bredeson confirmed this activity as being, "above and beyond" what state law requires. Johns informed the Commission that disclosures would be renewed in January 2023.

CHAIRMAN COMMENT

Chairman Baltzell reminded everyone of an upcoming Commission Appreciation Dinner hosted by the City and scheduled on January 11, 2022, 4:30pm-6:30pm. He encouraged providing a response to the city support

staff for planning purposes. Also, the January Commission Meeting is when Officers will be elected for the coming calendar year and will be on the January meeting agenda. Baltzell expressed his appreciation for everybody working together well over the past year.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Fleischman. All in favor by voice vote. Meeting was adjourned at 10:11 am.

Respectfully submitted,



Joseph Johns, Executive Director



Jerry Baltzell, Chairman