

POST FALLS URBAN RENEWAL MINUTES
February 18, 2021

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Vice Chairman Larry Carstensen called the meeting to order at 8:00 a.m. Executive Director Diane Fountain called the roll. Present, in addition to Carstensen were Commissioners Eric Clemensen, Collin Coles, Jame' Davis and Len Crosby. Commissioners Jerry Baltzell and Christi Fleischman had excused absences. Crosby led the Pledge of Allegiance.

CEREMONIES, APPOINTMENTS AND ANNOUNCEMENTS

None

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, January 21, 2021.

Item B is the Commission Workshop Minutes, February 3, 2021.

Item C is the payables for the month totaling \$475,850.48 which includes the semi-annual payment to Washington Trust Bank for \$469,000.00.

Item D is the Bank Activity Report which shows total funds in all accounts of \$6,660,933.55 with accrued interest for the month of \$880.63.

Item E is the financial reports as of January 31, 2021.

Approval of the Consent Calendar will authorize the transfer of \$880.63 accrued interest to the General Fund and a transfer to the First Interstate Bank checking account of \$475,850.48 for general payables.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – Financial Statements were reviewed and approved.

District Review – Coles – Nothing new to report.

Communication, Property and Personnel – Carstensen – Nothing new to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Approval of Semi-Annual Proponent Reimbursements. Per Agency Policy #7, Tax increment received by the Agency for each of the Urban Renewal Districts is disbursed in February and August each year for project cost reimbursement. February reimbursements will be distributed as follows:

<u>District</u>	<u>Proponent</u>	<u>Reimbursement</u>	<u>Remaining Obligation</u>
Center Point	Pointe Partners, LLC	\$415,330.90	\$ 175,605.68
Tullamore	Copper Basin Construction	\$553,508.51	\$1,340,300.65
Tullamore Commons II	Whitewater Creek	\$ 11,081.57	\$ 160,916.41
Expo	JR Watson & Associates	\$282,825.76	\$ 631,611.12

Pointe Apartments has a current balance of \$109,978.23 that is being held until the Agreement between Whitewater Creek and Pointe Partners, LLC is signed.

The Post Falls Technology District has a current balance of \$114,682.04 for future reimbursement of public infrastructure improvements.

Fountain stated a motion with a roll call vote would be in order to approve the proponent payments in the stated amounts and approve transfer of \$1,262,746.74 to the First Interstate Bank Checking account for that purpose.

Commission Crosby inquired on additional infrastructure improvements in the Center Point District. Fountain stated she had inquired on that and has not received an answer back.

Commissioner Crosby made a motion to approve the Semi-Annual Proponent Reimbursements as presented, seconded by Clemensen. Roll Call: Clemensen – Aye; Coles – Aye; Davis – Aye; Carstensen – Aye; Crosby – Aye. Motion carried.

STAFF REPORT

Fountain reminded Commission of the Joint Workshop with City Council and Planning & Zoning on Monday, February 22nd at 5:30 where the draft City Center Master Plan Update will be presented as well as the draft Feasibility Study for a proposed Downtown Urban Renewal District (URD). The meeting will be accessible via Zoom or in person. City clerk, Shannon Howard sent out an email to see if anyone was interested in meeting in person.

COMMISSIONER COMMENTS

Commissioner Crosby informed the Board of pending Legislation. Senate Bill 1044 was brought by Sen. Mary Souza with a vote of 34-1. This bill removes the ability of Urban Renewal (UR) Agencies to exercise the powers of eminent domain unless all of the Commission members are elected or the Commission is populated by elected officials.

HB 73 is being proposed. This bill is intended to have a uniform system of accounting and financial transparency, which will affect the UR Commission. It will require cities and other taxing entities to change their way of accounting and make the information more accessible to the public.

Senate Bill 1107 requires a highway district to sign off on any UR projects within their jurisdiction. It only applies to county-wide highway districts like ADA County. This bill would not apply to the local highway districts.

CHAIRMAN COMMENT

None

ADJOURNMENT

Carstensen asked for a motion to adjourn. Commissioner Crosby made the motion, seconded by Coles. All in favor by voice vote. Meeting was adjourned at 8:12 am.

Respectfully submitted,



Diane Fountain, Executive Director



Larry Carstensen, Vice Chairman