



To: Mayor & City Council, Post Falls, Idaho

From: Jerry Baltzell, Chairman, Post Falls Urban Renewal Commission
Joseph Johns, Post Falls Urban Renewal Executive Director

Re: Post Falls Urban Renewal Agency 2022 Annual Report

In accordance with annual reporting provisions of Idaho Code, Section 50-2006(5)(c), we are pleased to present the following report for the Post Falls Urban Renewal Agency activities for the period of January 1, 2022 through December 31, 2022.

The mission of the Post Falls Urban Renewal Agency is to encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by:

- Providing infrastructure
- Attracting jobs
- Enhancing citizen safety and health

The Agency was created in 1991 by Resolution 91-11 of the City of Post Falls, and occupies office space in the Chamber of Commerce Building, 201 E 4th Ave, Post Falls. Monthly meetings are held on the 3rd Thursday of each month in the City Hall Council Chambers. Most Agency activities fall under the oversight of three committees, each consisting of three assigned Commissioners, which meet as necessary. These committees are the Finance & Policy Committee, the District Review Committee, and the Communications, Property & Personnel Committee. Commission Workshops are held on an “as needed” basis for the purpose of reviewing and discussing activities of the Agency and upcoming Agenda items with all the Commissioners as opposed to individual committee meetings.

The 2022 Officers of the Post Falls Urban Renewal Commission:

- Jerry Baltzell, Chairman
- Jamé Davis, Vice-Chair
- Len Crosby, Treasurer

On January 1, 2022, the Post Falls Urban Renewal Agency administered five active Urban Renewal Districts (URDs) and one closed URD requiring final public infrastructure project reimbursement and administrative activity. On December 31, 2022, there were three active URDs under the administration of the Post Falls Urban Renewal Agency and two closed URDs requiring forthcoming final reimbursement and administrative activity.

Calendar Year 2022 Activities – Urban Renewal Districts:

Center Point Urban Renewal District

The Center Point (CP) URD officially closed December 18, 2022. This district was formed by Post Falls City Ordinance #1016 in December 2002 under the competitively disadvantaged border community designation of Idaho Code Title 50, Chapter 29. Located adjacent to the Idaho border, immediately north of Interstate-90 and southeast of Stateline, Idaho, it originally consisted of 287 acres. The district boundary expanded to 335 total acres in July 2005 when the district plan was amended to include the 48-acre Stateline Business Park development.

The major goals of the CP District were to stimulate industrial expansion in this area of the city, enhance industrial and manufacturing development, improve public infrastructure, facilities and transportation routes, and provide the residents of Post Falls with industrial and manufacturing opportunities.

On December 15, 2022, an Order of Approval for the reimbursement of participant expenses in the amount of \$1,812,215.65, was approved for the public infrastructure costs associated with the construction of portions of Beck Road and Baugh Way, subject to available district tax increment fund revenues. Reimbursement of this final district obligation will be made from the existing district fund balance of \$915,705.77 and forthcoming 2022 tax year remittances by Kootenai County in 2023, with zero projected surplus increment tax funds remaining.

A total of \$11,911,043 in approved infrastructure has been dedicated to the City during the 20-year term of the district. Infrastructure projects completed within the district include the extension and improvement of sewer, water and public utilities, including a large water storage facility together with sewer lift stations, all of which support major commercial and industrial development in the district and increased capacity throughout the western portion of the City of Post Falls; interior arterials and circulation streets, traffic signals gutters, sidewalks and frontage improvements. Additionally, the Agency actively participated in the development of the 2013 STAR legislation leading to the construction of the I-90 interchange at Beck Road.

The increase of public infrastructure has resulted in a direct increase of industry and commerce in the district and adjoining areas. Since its inception, the district has welcomed national and regional businesses including Sysco, Walmart, Cabelas, United Parcel Service, Central Transport, Maverick, Service Master and Diamond Delivery Line. Additionally, numerous local businesses and service providers are located in the district and are evidence that the Center Point Urban Renewal District has resulted in greater local economic diversification, new jobs, and increased services and opportunities for residents of Post Falls and the broader area.

East Post Falls Urban Renewal District

Created in 2002, the East Post Falls (EPF) URD officially closed December 31, 2022. The initial formation of the EPF district specified a 10-year term and was comprised of approximately 450

acres around the intersection of State Highway 41 and Seltice Way. The EPF District Plan was amended by City of Post Falls Ordinances #1093, #1242 and #1258. These amendments expanded the boundary, mostly northward along State Highway 41, to encompass 972 total acres, specified three distinct project areas within the district: South, Central, North (aka Tullamore), and extended the term of the district.

The major goals of the EPF District were to foster an improved environment for new commercial and mixed-use developments, eliminate unsafe conditions, assist with potential owner participation to create appropriate development sites, improve transit or transportation opportunities, and prevent the extension of existing blight and reverse the deteriorating action of the area.

In 2022 the Agency partnered with the City of Post Falls in the completion of multiple public infrastructure projects in the EPF District (South/Central) described as follows:

- 12th Avenue sewer lift station and the SH 41 sewer projects – final obligation payment of \$787,215.58 toward a total Agency funding of \$5,687,724.88 since 2019. These projects will allow for future development throughout the area, along the SH 41 corridor, and into the Post Falls Technology Urban Renewal District located to the north.
- Traffic Signals – payment of \$1,014,711.75 for the installation of traffic signals at 16th Avenue & SH 41 and Poleline Avenue and SH 41 as part of the Cooperative Construction Agreement between the City of Post Falls and the Idaho Transportation Department.
- Cecil Road Intersection Projects – payment of \$1,085,091.19, or one-half of the Agency's total agreed participation amount of \$2,170,182.38 for the construction of intersection improvements. These projects address public safety issues at both locations and help to accommodate increased traffic near the High School and along Mullan Avenue commercial corridor.

On November 17, 2022, an Order of Approval for the reimbursement of participant expenses in the amount of \$2,390,055.25, was approved for the public infrastructure costs associated with the construction of portions of Hope Avenue, Bogie Drive and Killdeer Ave in the EPF-North portion of the district, subject to available EPF-North tax increment fund revenues. Reimbursement of this final district obligation will be made from the existing EPF-North fund balance of \$533,297.73 and the areas forthcoming 2022 tax year remittances by Kootenai County in 2023.

The total amount of increment tax funded public infrastructure projects completed during the 20-year term of the throughout the entire EPF District is \$32.5 Million. In 2009 and 2012 an additional \$5.4 Million of increment tax funds were rebated to underlying tax authorities in when there were no Agency obligations requiring reimbursement in EPF-South/Central.

Infrastructure projects completed within the EPF District include the construction of the Greensferry I-90 Overpass, Spencer Street extension, SH 41 Pedestrian Trail, and the aforementioned water, sewer, water, and transportation network projects. These completed public infrastructure projects have contributed toward meeting the goals of the EPF district by

enhancing transportation circulation, expanding opportunities for commercial frontage development along SH 41, and improving public safety and emergency response capabilities within the district and surrounding areas. Additionally, these projects have encouraged and assisted the development and attraction of new businesses throughout the area.

Post Falls Technology Urban Renewal District

The District Proponent is Beyond Green, Inc. Throughout 2022 the Agency participated in discussions with the Proponent and City of Post Falls on the construction of a roundabout at the intersection of Prairie Avenue and Zorros Road. No requests for reimbursement of public infrastructure costs have been made by the proponent to the Agency.

Pleasant View Urban Renewal District

The District Proponent is the City of Post Falls. The Agency has been engaged in the process of formalizing an Owner Participation Agreement with one property owner/developer in the district related to the construction of public infrastructure along Pleasant View Road.

Downtown Urban Renewal District

The District Proponent is the City of Post Falls. In November 2022 an Owner Participation Agreement was entered into with A&A Construction and Development, Inc, for the Millworx Project site. Throughout 2022 the Agency participated in discussions with A&A Construction and City of Post Falls on the construction of a roundabout at the intersection of Idaho Street and 4th Avenue, pending an administrative update of the district plan to more clearly specify the project within the plan. A&A Construction performed public infrastructure improvements along 4th Street as part of the Millworx project in 2022. No requests for reimbursement of public infrastructure cost reimbursement have been made by the developer or proponent.

Expo Urban Renewal District

The Expo District officially closed November 2021. In 2022 the Agency concluded activity in the Expo District with the final reimbursement of approved costs for public infrastructure and the rebate of unanticipated surplus tax increment funds in the amount of \$14,496.87 to underlying tax authorities.

Calendar Year 2022 Activities – Administrative Activity:

Staffing. Dianne Fountain, retired, January 6, 2022.

Agency Policy #7. Reimbursement from Tax Increment, Second Addendum. Approved January 20, 2022.

Agency Policy #28. Reimbursement of a Portion of Approved Proponent Borrowing Costs Associated with Off-Site Public Infrastructure Improvements Required for Industrial and Commercial Development. Approved April 21, 2022.

Resolution 2022-01. A Resolution of the Post Falls Urban Renewal Agency, making findings concerning the remaining project obligations and estimated costs of the Expo Urban Renewal Plan; Estimating the projected revenue from the revenue allocation area at termination of the plan period; Recommending termination of said plan and revenue allocation area; providing for severability, preemption and precedence; providing for the repeal of all conflicting resolutions and providing for other matters property related thereto. Approved April 21, 2022

Agency Policy #7. Reimbursement from Tax Increment, Third Addendum. Approved August 25, 2022.

Resolution 2022-02. A Resolution of the Post Falls Urban Renewal Agency, making findings concerning a budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023, and adopting said budget. Approved August 25, 2022.

Resolution 2022-03. A Resolution of the Post Falls Urban Renewal Agency, making findings concerning a Fiscal Year 2023 Closing Budget for the East Post Falls Urban Renewal District and adopting said budget. Approved September 15, 2022.

Resolution 2022-04. A Resolution of the Post Falls Urban Renewal Agency, making findings concerning a Fiscal Year 2023 Closing Budget for the Center Point Urban Renewal District and adopting said budget. Approved September 15, 2022.

Resolution 2022-05. A Resolution of the Post Falls Urban Renewal Agency, making findings concerning the existence of surplus collected revenues and to return said revenues to the appropriate taxing districts. Approved September 15, 2022.

Owner Participation Agreement. A&A Construction and Development, recorded November 7, 2022, Instrument 2921053000, Kootenai County Recorder's Office, Kootenai County, Idaho.

Order of Approval, East Post Falls – North (Tullamore). Copper Basin Construction, Inc. in the amount of \$2,390,055.25, subject to available tax increment revenues. Approved November 17, 2022.

Order of Approval, Center Point. The Pointe Partners, LLC, in the amount of \$1,812,215.65, subject to available tax increment revenues. Approved December 15, 2022.

Financial Information as required by Idaho Code 67-1076(2)(b),(c):

- FY2023 Budget. Resolution 2022-02; Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023. Attached.
- Unaudited Comparison of FY2022 Budget to Actual Revenues & Expenditures. Attached.
- Date of last independent audit: February 16, 2023. [Attached](#).

Resolution No. 2022 – 2

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, MAKING FINDINGS CONCERNING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, AND ADOPTING SAID BUDGET.

WHEREAS the Post Falls Urban Renewal Agency is an Idaho urban renewal agency formed pursuant to Idaho Code § 50-2006, and

WHEREAS Idaho Code §§ 50-2006(d) and 50-2903(5) require that an Idaho urban renewal agency compile an annual budget estimating expenses and revenues for the following fiscal year of the agency for submission to the local governing body, and

WHEREAS Idaho Code § 50-2006(d) requires an Idaho urban renewal agency to have the same fiscal year as a municipality, and

WHEREAS Idaho Code § 50-1001 provides that the fiscal year for a municipality begins on the first day of October.

NOW THEREFORE, BE IT RESOLVED BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. That the Agency makes the following findings of fact:

- a. That the estimated revenues of the Agency for the period October 1, 2022 to September 30, 2023, are described in Exhibit A, attached hereto and incorporated by reference herein.
- b. That the estimated expenses of the Agency for the period October 1, 2022 to September 30, 2023, are described in Exhibit A, attached hereto and incorporated by reference herein.

Section 2. That the Agency does hereby adopt Exhibit A as its fiscal year budget for the period October 1, 2022 to September 30, 2023, and does hereby tender a copy of said budget to the Post Falls City Council. Pursuant to Idaho Code § 67-1076(2)(b)(i), the budget shall also be submitted to the Local Governing Entities Central Registry by December 1, 2022.

PASSED by the Post Falls Urban Renewal Agency Commission at its regularly scheduled meeting on August 25, 2022.


Jerry Baltzell, Chairman

2023 OPERATING BUDGET - POST FALLS URBAN RENEWAL AGENCY
Exhibit "A"

	Actual FY 2021	Budget FY 2022	Budget FY 2023
REVENUES:			
Tax Increment			
Expo District	\$ 491,013	\$ 569,210	\$ -
Center Point District	\$ 708,078	\$ 754,949	\$ 642,970
East Post Falls District	\$ 3,734,127	\$ 3,683,163	\$ 3,821,196
Post Falls Technology District	\$ 159,979	\$ 200,458	\$ 494,460
Downtown District	\$ -	\$ -	\$ 562,734
Pleasant View District	\$ -	\$ -	\$ 2,597
Other Income	\$ 162,732	\$ -	\$ -
Transfer from General Fund	\$ -	\$ -	\$ -
Interest Income	\$ 17,764	\$ 7,200	\$ 6,000
TOTAL REVENUES:	\$ 5,273,694	\$ 5,214,980	\$ 5,529,957
Carryover (East Post Falls)	\$ 1,903,887	\$ 773,374	\$ 1,832,998
Carryover (Center Point)	\$ -	\$ -	\$ 781,823
Carryover (Post Falls Technology)	\$ -	\$ -	\$ 362,943
TOTAL FUNDS	\$ 7,177,580	\$ 5,988,354	\$ 8,507,721
EXPENDITURES:			
Proponent Reimbursement			
Expo District	\$ 463,260	\$ 544,210	\$ -
Center Point District	\$ 590,937	\$ 704,949	\$ 1,374,793
East Post Falls District	\$ 5,814,200	\$ 3,393,537	\$ 5,554,107
Post Falls Technology District	\$ 15,000	\$ 175,458	\$ 832,403
Downtown District	\$ -	\$ -	\$ 537,734
Pleasant View District	\$ -	\$ -	\$ 2,597
Designated Funds East Post Falls	\$ 1,903,887	\$ -	\$ -
Debt Repayment	\$ 858,334	\$ 890,807	\$ -
Interest Expense	\$ 79,666	\$ 47,193	\$ -
Sub-Total Proponent	\$ 9,725,283	\$ 5,756,154	\$ 8,301,634
Agency Operating Expenses			
Audit	\$ 7,250	\$ 7,475	\$ 7,700
Legal Advertising	\$ 726	\$ 900	\$ 900
Employee Wages	\$ 50,346	\$ 69,491	\$ 54,599
FICA	\$ 3,913	\$ 5,315	\$ 4,177
SUTA	\$ 92	\$ 144	\$ 113
PERSI	\$ 6,107	\$ 8,297	\$ 6,519
Engineering Services	\$ 5,200	\$ 9,600	\$ 9,600
Contract Legal Services	\$ 10,025	\$ 25,000	\$ 25,000
Other Contract Services	\$ -	\$ 1,100	\$ 1,100
Insurance	\$ 2,411	\$ 2,841	\$ 3,257
Marketing and Education	\$ -	\$ -	\$ -
Dues and Memberships	\$ 770	\$ 770	\$ 800
Computer Repair and Maintenance	\$ 326	\$ 585	\$ 585
Computer Software	\$ 420	\$ 275	\$ 623
Office Equipment	\$ -	\$ -	\$ -
Office Supplies	\$ 151	\$ 500	\$ 375
Postage & Shipping	\$ 5	\$ 60	\$ 60
Printing & Copying	\$ 330	\$ 300	\$ 300
Rent - Space & Equipment	\$ 7,740	\$ 7,740	\$ 7,990
Telephone and Internet	\$ 165	\$ 180	\$ 850
Meetings	\$ -	\$ 240	\$ 240
Website Design, Hosting and Maint.	\$ 158	\$ 7,200	\$ 1,250
Contingency	\$ -	\$ 5,000	\$ 5,000
General Fund Carryover	\$ -	\$ 79,187	\$ 75,048
Sub-Total Agency	\$ 96,136	\$ 232,200	\$ 206,087
Total Expenditures	\$ 9,821,419	\$ 5,988,354	\$ 8,507,721

POST FALLS URBAN RENEWAL AGENCY
UNAUDITED COMPARISON - FY2022 BUDGET TO ACTUAL

	Approved Budget FY 2022	Actual FY 2022
REVENUES:		
Tax Increment		
Expo District	\$ 569,210	\$ 691,582
Center Point District	\$ 754,949	\$ 801,866
East Post Falls District	\$ 3,683,163	\$ 4,042,299
Post Falls Technology District	\$ 200,458	\$ 229,964
Downtown District	\$ -	\$ -
Pleasant View District	\$ -	\$ -
Other Income	\$ -	\$ 132,086
Transfer from General Fund	\$ -	\$ -
Interest Income	\$ 7,200	\$ 6,198
TOTAL REVENUES:	\$ 5,214,980	\$ 5,903,995
Carryover (East Post Falls)	\$ 773,374	\$ 1,903,887
Carryover (Center Point)	\$ -	\$ 163,840
Carryover (Post Falls Technology)	\$ -	\$ 159,576
TOTAL FUNDS	\$ 5,988,354	\$ 8,131,298
EXPENDITURES:		
Proponent Reimbursement		
Expo District	\$ 544,210	\$ 679,567
Center Point District	\$ 704,949	
East Post Falls District	\$ 3,393,537	\$ 2,841,751
Post Falls Technology District	\$ 175,458	\$ -
Downtown District	\$ -	\$ -
Pleasant View District	\$ -	\$ -
Designated Funds Center Point	\$ -	\$ 915,705
Designated Funds East Post Falls	\$ -	\$ 1,889,065
Designated Funds PF Technology	\$ -	\$ 364,539
Debt Repayment	\$ 890,807	\$ 1,160,645
Interest Expense	\$ 47,193	\$ 11,262
Sub-Total Proponent	\$ 5,756,154	\$ 7,862,534
Agency Operating Expenses		
Audit	\$ 7,475	\$ 7,475
Legal Advertising	\$ 900	\$ 604
Employee Wages	\$ 69,491	\$ 68,642
FICA	\$ 5,315	\$ 5,251
SUTA	\$ 144	\$ 125
PERSI	\$ 8,297	\$ 7,995
Engineering Services	\$ 9,600	\$ 3,200
Contract Legal Services	\$ 25,000	\$ 13,850
Other Contract Services	\$ 1,100	\$ 55
Insurance	\$ 2,841	\$ 3,257
Marketing and Education	\$ -	\$ -
Dues and Memberships	\$ 770	\$ 800
Computer Repair and Maintenance	\$ 585	\$ 148
Computer Software	\$ 275	\$ 573
Office Equipment	\$ -	\$ -
Office Supplies	\$ 500	\$ 479
Postage & Shipping	\$ 60	\$ 58
Printing & Copying	\$ 300	\$ 169
Rent - Space & Equipment	\$ 7,740	\$ 7,990
Telephone and Internet	\$ 180	\$ 331
Meetings	\$ 240	\$ 51
Website Design, Hosting and Maint.	\$ 7,200	\$ 159
Contingency	\$ 5,000	\$ 3,000
General Fund Carryover	\$ 79,187	\$ 107,988
Sub-Total Agency	\$ 232,200	\$ 232,200
Total Expenditures	\$ 5,988,354	\$ 8,094,734

POST FALLS



2022 Annual Report

About the Agency

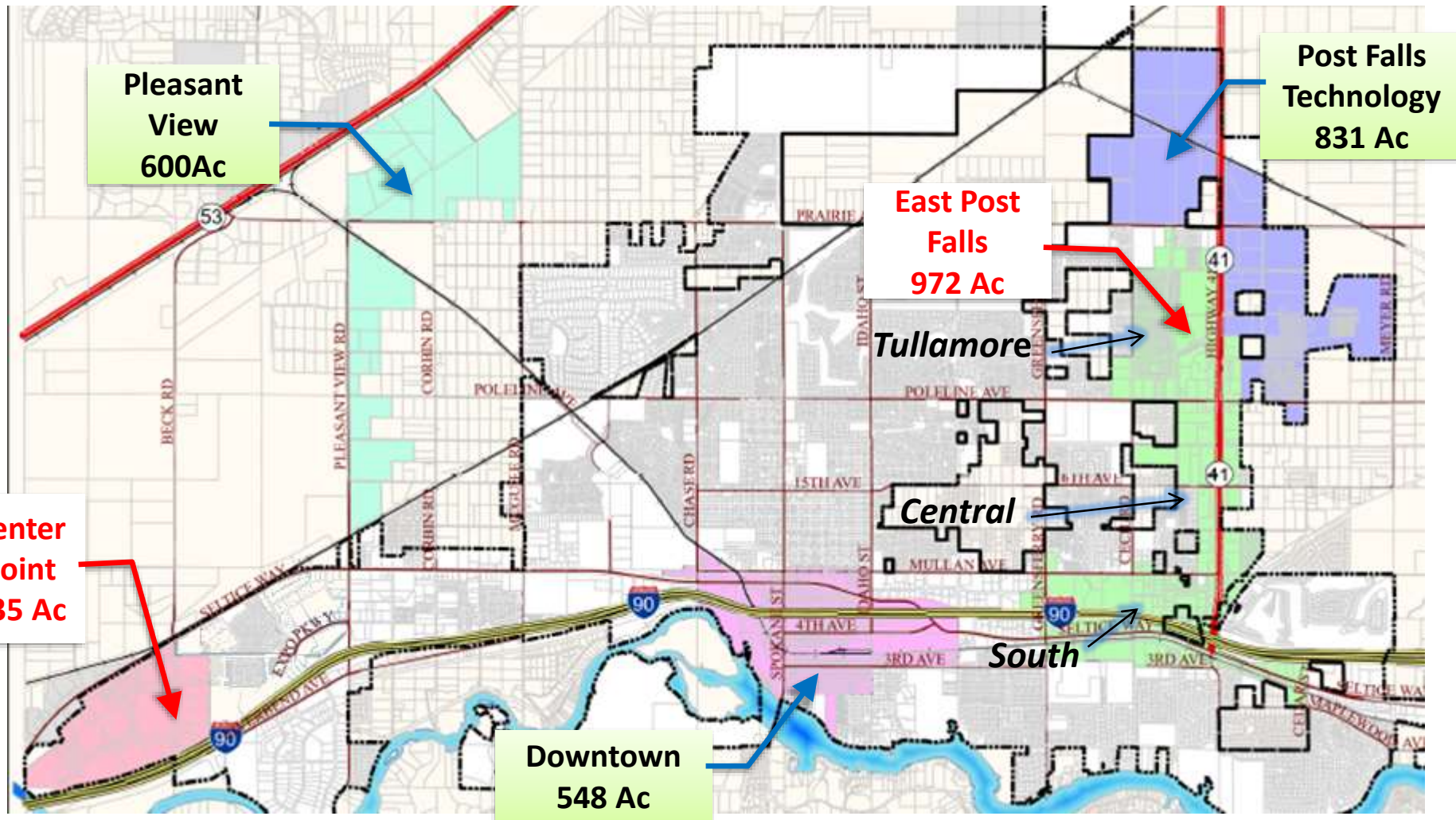
- This annual report is required under Idaho Code 50-20 Urban Renewal Law, Chapter 2006 (5)(c). The purpose is to report activities for the preceding calendar year to City Council by March 31st.
- The Agency was created in 1991 and occupies office space in the Chamber of Commerce Building.
- 2022 Officers were:
 - Jerry Baltzell, Chairman
 - Jamé Davis, Vice Chair
 - Len Crosby, Treasurer
- Monthly Commission meetings are held on the 3rd Thursday of each month in the City Hall Council Chambers.
- Most of the Agency activities fall under one of the following committees which meet as necessary:
 - * Finance and Policy – Len Crosby, Chair
 - * District Review – Collin Coles, Chair
 - * Communication, Property and Personnel – Jamé Davis, Chair
- Workshops are scheduled on an as needed basis.

Mission Statement

To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by:

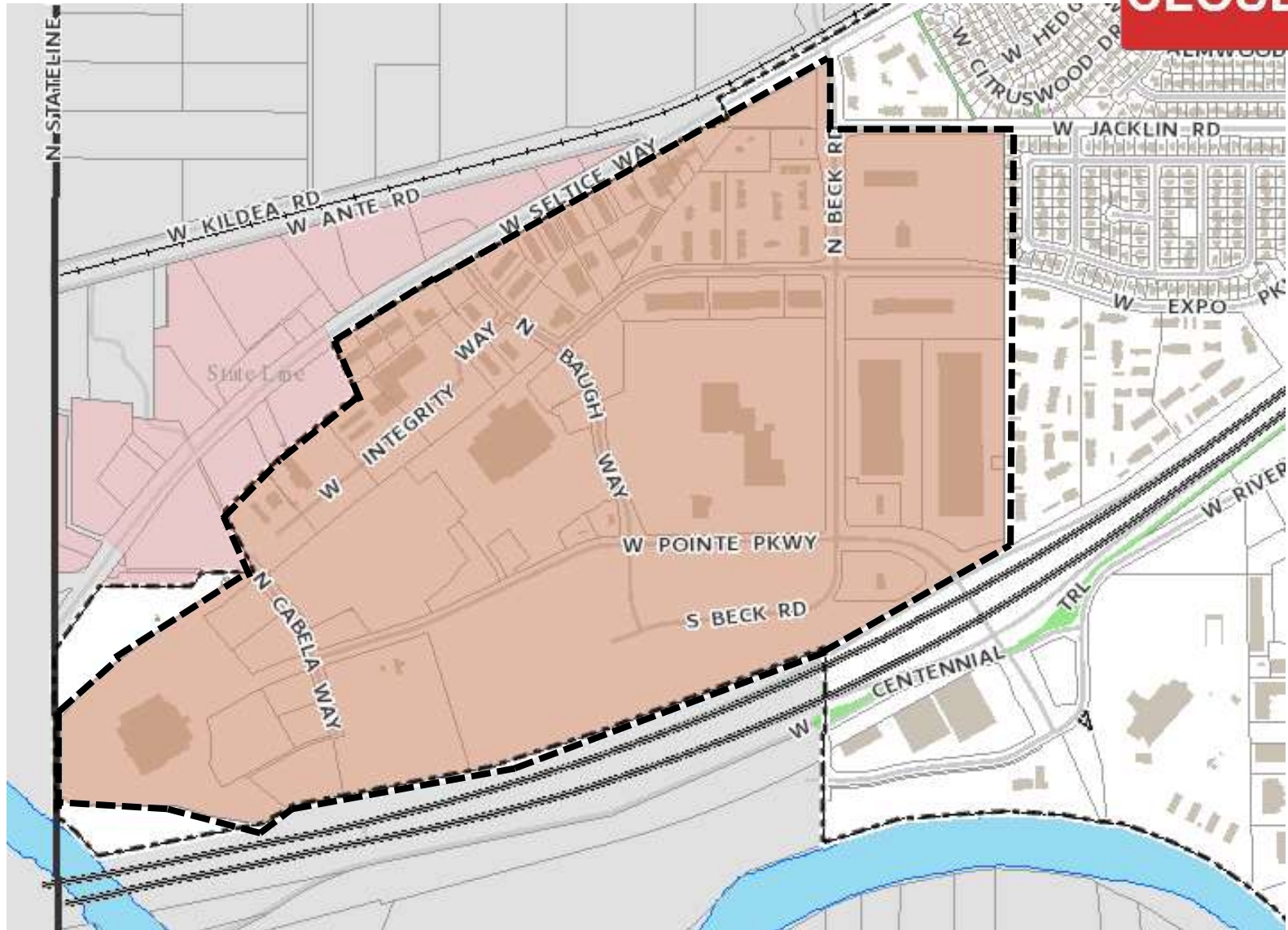
- ☐ Providing and Improving Infrastructure
- ☐ Attracting Jobs
- ☐ Enhancing Citizen Safety and Health.

Current Urban Renewal Districts




Center Point

CLOSED



- 2002 Original Boundary
 - 2005 Imagery
-

- 2005 – Stateline Business Park
2005 Imagery
- 

- [illegible]

- Revised Boundary
 - 2005 Imagery
-

About the Center Point Urban Renewal District



- Total infrastructure: \$11,911,043
- Projected remaining increment funds: \$0

Major Goals:

- ✓ Stimulate industrial expansion in this section of City.
- ✓ Enhance site industrial & manufacturing development & expansion
- ✓ Improve public infrastructure and facilities
- ✓ Enhance and improve transportation routes
- ✓ Provide industrial & manufacturing for the residents of Post Falls

Center Point



Assessed Value

2002	Base Value = \$1,395,916
2022	Taxable Value = \$117,401,391

Tax Increment

2002	\$294 / year
2022	> \$600,000 / year

- City of Post Falls
- Kootenai County
- KC Fire & Rescue
- Community Library
- North Idaho College
- Kootenai EMS
- PF Highway District #1
- School District #273

District Achievements

Stateline Business Park

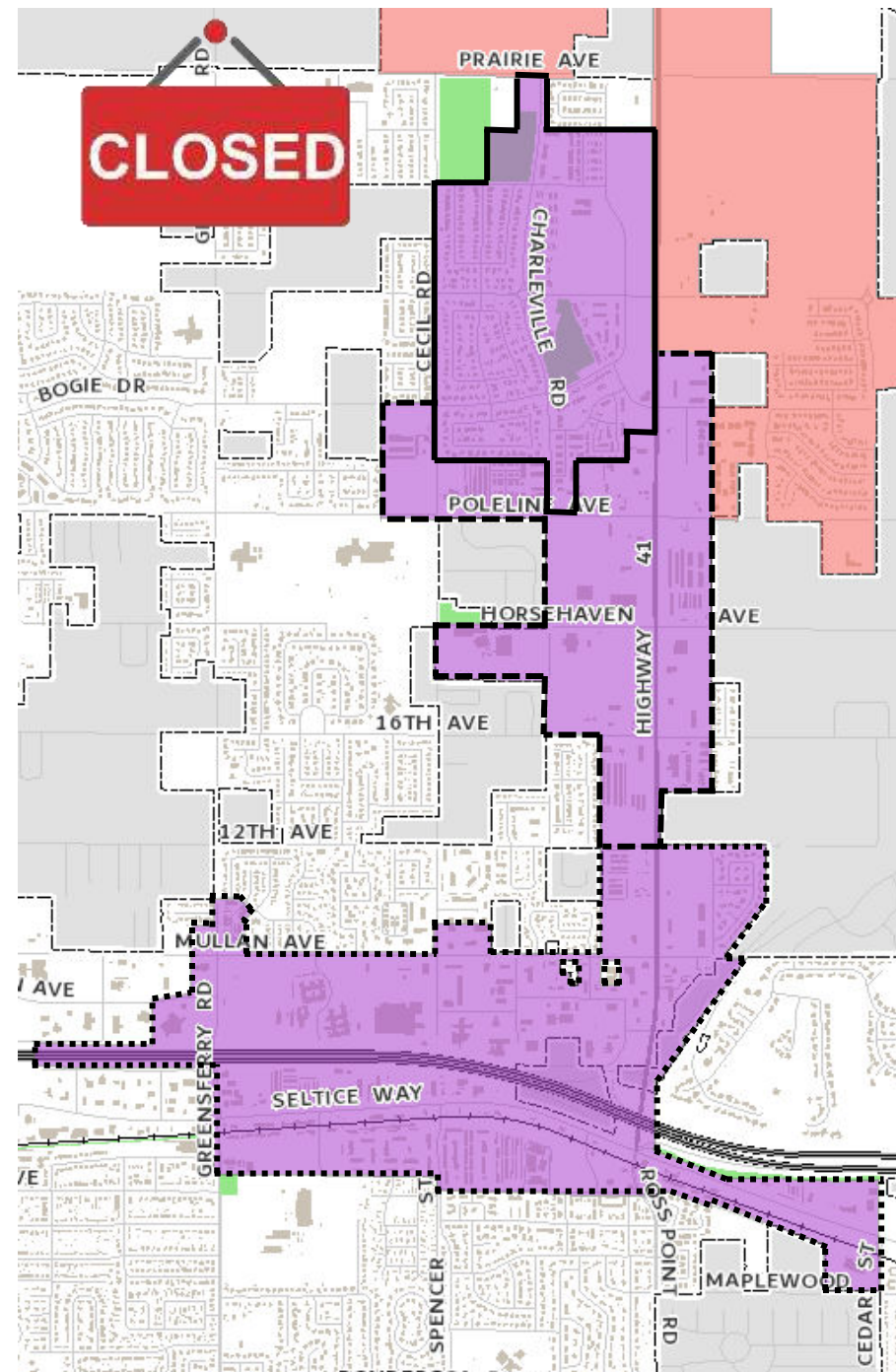
- Sewer Lift Station
- Water & Sewer Lines
- Streets, Curb, Gutter
- Drywells, Frontage Improvements



- Transportation – Streets, Signals, Frontage Improvements
- Water Storage (Standpipe), Drywells
- Water & Sewer Lines
- Beck/I-90 STAR Legislation



East Post Falls

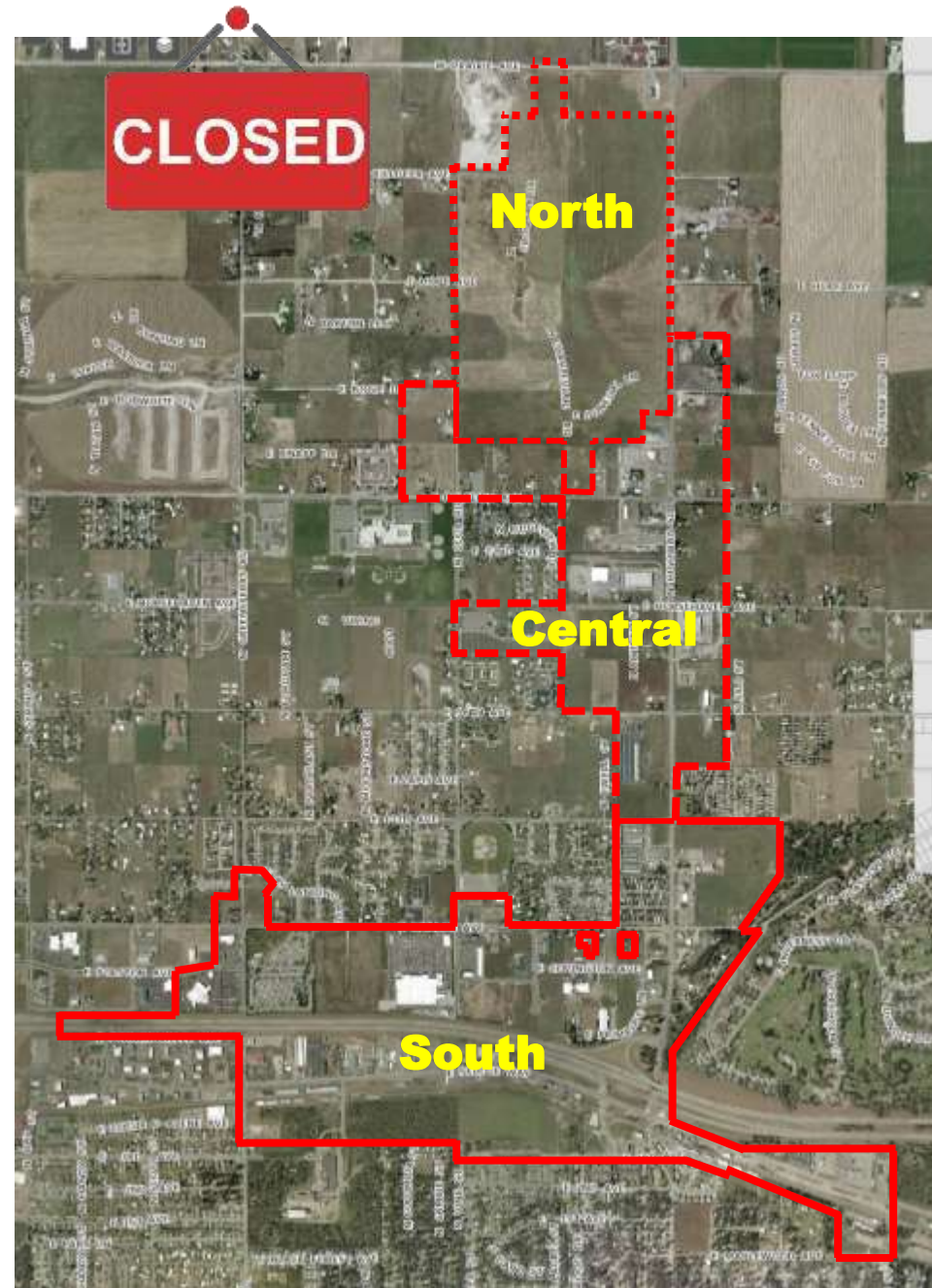




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East Post Falls

- 2005 Amended Boundary
 - North 242 Acres
 - Central 261 Acres
 - South 469 Acres
- 2005 Imagery



East Post Falls

Purpose & Goals



- 1) Provide an improved environment for new commercial and mixed-use developments.
- 2) Eliminate unsafe conditions.
- 3) Assist potential owner participation and other developers to create appropriate development sites.
- 4) Improve transit opportunities throughout the project area.
- 5) Prevent the extension of blight and deterioration and reverse the deteriorating action of the area.

East Post Falls



Assessed Value

2002	Taxable Base Value = \$62,413,796
2005	Amended Base = \$68,866,179
2022	Taxable Value = \$689,424,572

Tax Increment

2002	\$35,342
2005	\$766,303
2022	> \$ 3.5 MILLION

- City of Post Falls
- Kootenai County
- KC Fire & Rescue
- Community Library
- North Idaho College
- Kootenai EMS
- PF Highway District #1
- School District #273

EPF District Achievements



To Date:

- Public Infrastructure Projects Funded = \$ 32.5 MILLION
 - 2009 Increment Tax Rebate = \$ 2.2 M
 - 2012 Increment Tax Rebate = \$ 3.2 M
- \$37.9 MILLION**

Final Rebate Estimate \approx \$ 1.3 MILLION to be returned to
taxing entities after final reimbursement of approved
obligations.

EPF District Achievements



Greensferry Overpass



Spencer Street



Hwy41 Pedestrian Trail



\$800,000 Grant



\$15,414,079



\$1,684,922



URA \$300,000

EPF District Achievements



12th Ave EQ & Lift Station



Hwy41 Upsizing
Water & Sewer Lines



URA \$4,062,805

URA \$1,444,856

EPF District Achievements



Cecil/Mullan Intersection



URA \$238,605

Hwy41 Traffic Signals



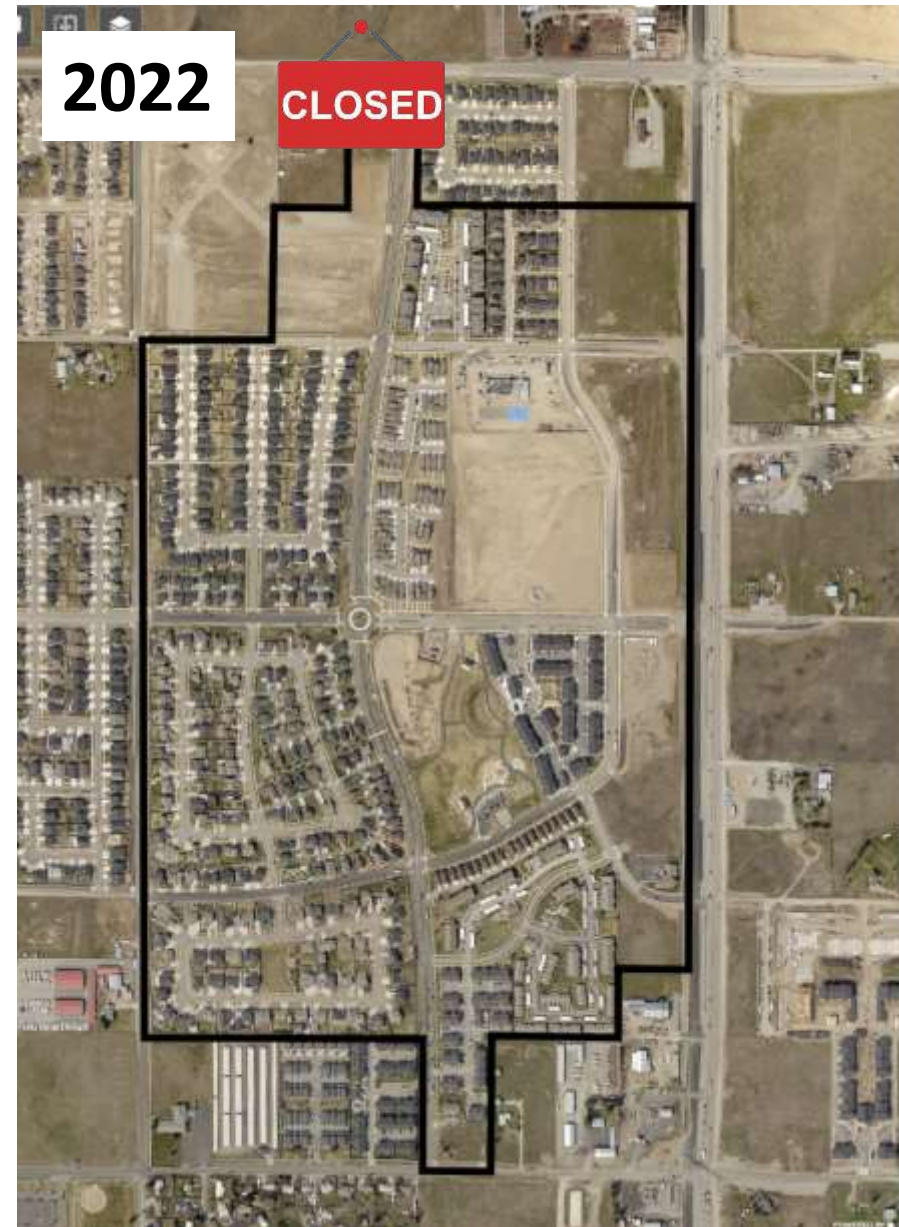
URA \$1,014,711

Cecil/Poleline Roundabout



URA \$1,931,576

East Post Falls - North



East Post Falls - Central

2005

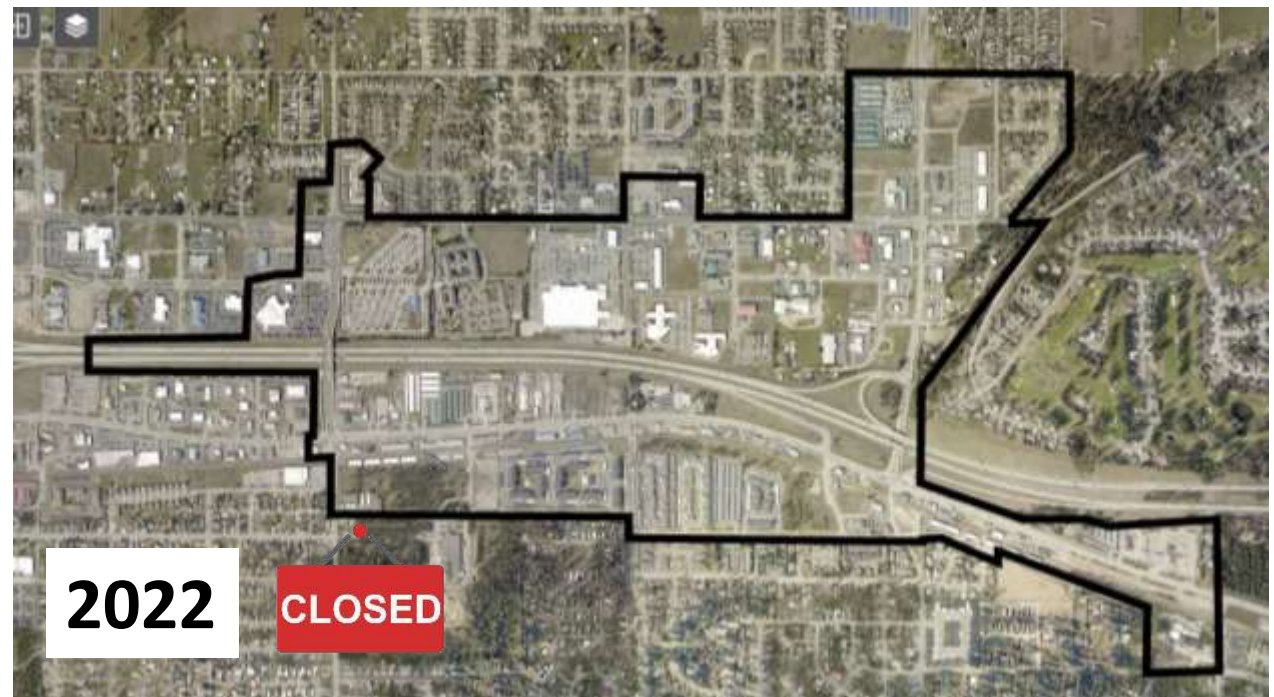
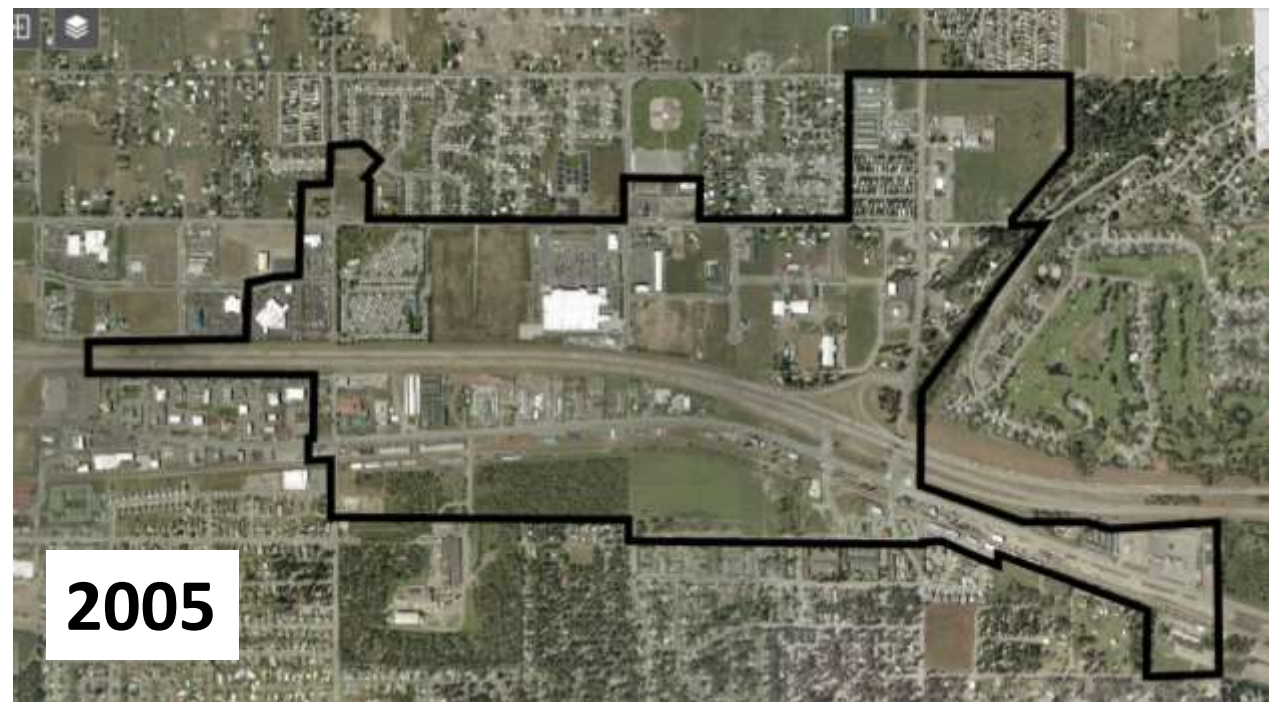


2022

CLOSED



East Post Falls - South



District Overview

<u>District</u>	<u>Created</u>	<u>Maturity</u>	TOTAL <u>Approved Infrastructure</u>	<u>Obligation Balance</u>
• Center Point	2002	2022	\$ 11,911,043	\$ 1,812,215
• EPF – South/Central	2002	2022	\$ 26,287,917	\$ 1,085,091
Rebates: <i>Oct. 2009 - \$2.2 MILLION</i> <i>April 2012 - \$3,274,616</i>				
• EPF – Tullamore (North)	2005	2022	\$ 8,889,015	\$ 2,390,055
• EPF - Tullamore Commons II		2022	\$ 325,000	\$ 132,212
• Post Falls Technology	2018	2038	N/A	\$ 0
• Downtown	2021	2041	N/A	\$ 0
• Pleasant View	2021	2041	N/A	\$ 0

Tax Increment History

District	2020	2021	2022
Center Point (Closed)	\$ 849,202	\$ 781,944	\$ 727,581
East Post Falls: S/C (Closed)	\$ 2,691,112	\$ 2,559,578	\$ 2,668,311
East Post Falls: Tullamore (Closed)	\$ 1,025,925	\$ 1,124,854	\$ 1,342,363
Tullamore Commons II (Closed)	\$ 22,174	\$ 22,163	\$ 17,622
Expo (Closed)	\$ 357,009	\$ 490,123	\$ 680,532
West Seltice II (Closed)	\$ 352,006	Closed	Closed
Post Falls Technology	\$ 84,754	\$ 158,933	\$ 231,708
Downtown	N/A	N/A	\$ 7,936
Pleasant View	N/A	N/A	\$ 0
Annual Totals	\$ 5,382,182	\$ 5,137,595	\$ 5,676,053

Order of Approvals

- November 17, 2022 – East Post Falls (North) – Portions of Hope Ave, Bogie Dr & Killdeer Ave **(\$2,390,746)**
- December 15, 2022 – Center Point – South Beck Road and Baugh Way extension **(\$1,812,215)**

Financial Highlights

Fiscal Year Comparison	<u>2021</u>	<u>2022</u>
➤ Increment Revenue	\$ 5,093,198	\$ 5,765,709
➤ Interest Revenue	\$ 5,496	\$ 6,198
➤ Assets (Cash)	\$ 3,218,439	\$ 4,202,688
➤ Liabilities (Loan)	\$ 1,398,020	\$ 0
➤ Proponent Obligations	\$ 2,882,023	\$ 2,302,394
➤ Approved Operating Budget	\$ 193,000	\$ 232,200
➤ Actual Operating Expenses	\$ 94,140	\$ 114,496

2022 Projects

- East Post Falls (S/C) URD:



- The Agency funded \$1.8M to the 12th Avenue & Highway 41 sewer projects.

2022 Projects

- East Post Falls (S/C) URD:



- The Agency funded \$2.1M to the Cecil Road intersection projects & Highway 41 traffic signals.

2022 Projects

- East Post Falls (North) URD:



Hope Avenue



Killdeer Avenue



Bogie Drive

2022 Projects

- Center Point URD:



South Beck Rd



Baugh Way extension



Expo Rebate

- \$ 14,496.87 Unanticipated surplus tax increment rebated.



Coeur d'Alene Press, August 5, 2022

Recap on District Closures

District	Closure	Projected New Development	Projected Increment
Center Point	2022	\$ 83,617,995	\$ 427,538
EPF – S/C	2022	\$382,777,180	\$ 1,817,464
EPF – Tullamore	2022	\$237,781,213	\$ 1,347,884
Totals		\$704,176,388	\$3,600,453

Agency Acknowledgements

- City of Post Falls - Staff and Administration for their dedicated work in cooperation with the Agency on:
 - EPF URD - Hwy41 and Sewer Projects
 - EPF URD - Cecil/Mullan & Cecil/Poleline Intersection Improvements
 - Center Point URD – Beck Road & Baugh Way extensions

Closing Comments

- The Agency 6th & 7th URD closures (EPF & Center Point) are in process.
- Urban Renewal and tax increment financing are the most significant tools available for:
 - Economic development and attracting businesses
 - Promoting job creation
 - Encouraging development of blighted and under-utilized areas.

Thank You!

POST FALLS

URBAN RENEWAL

FOR THE COMMUNITY