



Post Falls Urban Renewal Agency
April 21, 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. Commission Meeting Minutes, March 17, 2022
 - b. Finance & Policy Committee Meeting Minutes, March 17, 2022
 - c. Commission Workshop Minutes, April 12, 2022
 - d. Payables
 - e. Bank Activity Report
 - f. 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. Resolution 2022-01 – Recommendation to Terminate Expo Urban Renewal District Plan **ACTION ITEM**
 - b. Policy #28 - Proponent Financing Cost Reimbursement **ACTION ITEM**
8. New Business
EPF – Cecil/Poleline, Cecil/Mullan intersection project update & request for additional funding **ACTION ITEM**
Downtown District – Water Tower Lofts project update
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
March 17, 2022

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Vice-Chair Jame' Davis called the meeting to order at 9:00 a.m. Executive Director Joseph Johns called the roll. Present, in addition to Davis were Commissioners Len Crosby, Christi Fleischman, Melissa Hjeltness and Eric Clemensen. Commissioners Jerry Baltzell and Collin Coles had excused absences. Davis 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, February 17, 2022

Item B is the payables for this month totaling \$1,020,853.77.

Item C is the Bank Activity Report which shows total funds in all accounts of \$3,897,718.13 and accrued interest for the month of \$545.18

Item D is the financial reports as of February 28th.

Approval of the consent calendar authorized a transfer of \$1,020,853.77 to the First Interstate Checking Account for the monthly payables and \$545.18 accrued interest to the General Fund.

Commissioner Crosby inquired about the February 3, 2022, Commission Workshop minutes not being a part of the consent calendar. The referenced workshop minutes have been determined to be a part of the Consent Calendar for the February 17, 2022 Monthly Commission Meeting; at which time they were approved.

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

COMMITTEE UPDATES

Finance & Policy – Crosby – February Financial Statements were reviewed and approved. A Finance and Policy Committee meeting was held March 17, 2022, just prior to the Commission Meeting. A review of the MOU and invoice from the City for the Hwy41 Traffic Signals project was completed. Crosby stated it was appropriate to pay off the entire balance as the City has already advanced those funds to ITD.

District Review – Davis – Nothing new to report.

Communication, Property and Personnel – Davis - Nothing new to report.

CITIZEN COMMENTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

East Post Falls District – Update of Cecil Road Projects by City Engineer. Rob Palus, Assistant City Engineer, provided an update of the city's projects at the Cecil Ave/Poleline Ave and Cecil Ave/Mullan Ave intersections. The City Council has authorized staff to advertise for bids on both projects.

Cecil Ave/Poleline Ave: Collision data from 2016-2020 was reviewed. The necessary right-of-way acquisition process is underway together with a construction easement on the Southeast corner. The city currently has verbal agreements with all the subject parties. Construction to begin in June and end prior to August 24, 2022, the beginning of the school year. Total project costs are estimated to be \$1.7 MILLION, approximately 20-30% higher than original estimates. The city may seek additional funding from PFURA should it be necessary. Crosby stated the agency could not make any commitments at the present time and is currently in a process of evaluating EPF district for the purpose of projecting tax increment availability through the closure of the district.

Cecil Ave/Mullan Ave: Collision data was reviewed, with particular focus on the Wal-Mart parking lot entry from the Mullan Avenue westbound turn lane. Three additional left-turn restrictions onto Mullan Ave. will be implemented. A diagram and explanation of expected traffic flow patterns was provided, including access to businesses located northwest of the intersection. Improvements to this intersection are anticipated to be effective through 2030 based on traffic volume projections. This project is expected to start in May/June with completion by July 29, 2022. The engineer's estimated cost for the project is approximately \$125,000. Crosby stated the district is closing and tax increment cannot be disbursed beyond the dates previously agreed to. Palus affirmed the city's understanding of this and the expectation that both projects will meet the agreed upon deadline.

STAFF REPORT

The Agency's 2021 Annual Report was presented Tuesday, March 15, 2022, to the City Council as required under Idaho Code 50-20. No public comment was received. Public legal notification of the Annual Report presentation was completed in the *Coeur d'Alene Press* on Wednesday, March 16, 2022.

The City's February Project Report for the PF Chamber Board Meeting included the following items relevant to URA District projects:

- Millworx site plan (Downtown District) is approved for the first phase of townhouse construction on the south parcel for 60 townhouses (18 issued), 1 multi-family (issued), and 1 mixed-use buildings (issued).

- River City Urology (Downtown District - NW corner of 3rd & Spokane) site plan and building has been approved.
- The Junction Subdivision (Post Falls Technology District – NW corner Hwy 41 & Prairie) has requested to subdivide 301 acres into 53 Community Commercial Services (CCS zone) & Technology Mixed (TM zone) lots. (*Douglass Group*)

Agency staff (J. Johns) is scheduled to meet with the City Administrator and the Community Development Director on March 21, 2022 to have a general discussion about the City's scheduling of quarterly meetings with Project Drive, to include our Agency, and to set up quarterly meetings with City staff and the Urban Renewal Agency. Our initial points of discussion will include setting base agendas and an invitee list for each meeting, the sharing of reports & information related to private development proposals, project timing & scope, and in general, the relationship between City & Agency.

COMMISSIONER COMMENTS

Crosby stated the commission is working to put together an OPA with Project Drive in the Pleasant View District, and continuing the OPA process on the Downtown District projects. Additionally, Crosby provided a reminder to the public that the agency closed a district this past year (Expo) and is currently in process to close two more districts (Center Point & East Post Falls) this year which should result in substantial tax increment going back to the taxing entities in future years.

CHAIRMAN COMMENT

Vice-Chair Davis wished Chairman Baltzell a speedy recovery.

ADJOURNMENT

Davis asked for a motion to adjourn. Commissioner Clemensen made the motion, seconded by Crosby. All in favor by voice vote. Meeting was adjourned at 9:32 am.

Respectfully submitted,

Joseph Johns, Executive Director

Jame' Davis, Vice-Chair

**POST FALLS URBAN RENEWAL
Finance and Policy Committee**

March 17, 2022 – PF City Council Ante Room

CALL TO ORDER, ROLL CALL

Chairman Len Crosby called the meeting to order at 8:00 a.m. Present in addition to Crosby was Commissioner Eric Clemensen. Commissioner Fleischman was absent. Also present was Joseph Johns.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

EPF Hwy41 Intersection Signals Project – Payment to City of Post Falls.

In May, 2021, the URA and City entered into a MOU pertaining the cost of traffic signals at two intersections of ITD's Hwy41 Widening Project (Hwy41/Poleline Ave & Hwy41/16th Ave) in the East Post Falls URD. The Agency agreed to fund the project costs in the amount of \$1,014,711.75. The City paid this cost in 2021. An invoice from the City for this amount was received by the Agency on August 31, 2021 but not paid pending installation of the materials over the winter months and sufficient tax increment balance in the EPF District. During subsequent discussions between city and agency staff it was stated that after receiving the February tax increment remittance a payment would be possible. Originally, it was suggested that payment could be for one-half of the Hwy41 Traffic Signal Project costs and for one-half for the remaining EPF Sewer Project costs. However, at this time the city has asked for full payment of the Hwy41 Intersection Signals Project as it has yet to be able to invoice additional Sewer Project costs sufficient for submitting to the URA. Johns stated that payment of the City's invoice, in the amount of \$1,014,711.75, would be presented within the Consent Calendar at the Commission Meeting immediately following this meeting. A review of the current EPF District tax increment balance together with known projects costs and estimated future increment was provided. Following review, the Finance Committee agreed to recommend the full payment to the City for the traffic signals installed as part of the improvements to Highway 41.

Status Update - URD Obligations.

PFURA obligation amounts and fund balances for each district to date were discussed. At least one additional project cost submittal is to be expected in Center Point and EPF (Tullamore-Copper Basin Construction) respectively. East Post Falls District obligations and balances are currently tracked separately as EPF-S/C, Tullamore and Tullamore Commons II. Crosby asked Johns to compile a report showing the combined East Post Falls District anticipated increment balance, known obligations, potential liabilities and estimated balance for reference purposes as the district undergoes the closing process. Tullamore Commons II tax increment is based solely upon their assessment parcel within the district. Johns will seek estimated project cost information from Copper Basin Construction. Following receipt of the revised projections, and review by the Finance Committee, the Committee will make recommendations to the full Commission.

Expo District – Update of closure projections.

The February 2022 reimbursement of \$370,103.69 resulted in a remaining obligation of \$309,464.66. An estimated \$212,150 of tax increment remittance is anticipated for the remainder of the 2021 tax year

(final) for the district. Johns stated as the Commission closes out this District, it appears that there will be no remaining tax increment balance in the Expo District for rebate to underlying taxing entities. This is unique, because in all prior District closings, there have been tax increment accruing to the District in excess of commitments and obligations, which was rebated to the each of the individual taxing entities. The Expo development, is still building out, and development was delayed by a number of factors, which resulted in fewer tax increment dollars than was initially anticipated. That does not impact the success of this urban renewal district. As the Expo development continues to build out, those additional tax dollars will go directly to and benefit each of the underlying taxing entities.

Credit/Bank Card Acquisition.

An application for a no annual cost bank card has been initiated with First Interstate Bank by the Executive Director for the purpose of office related expenses. Commission Chairman Baltzell has been in contact with First Interstate Bank in regards to setting an initial credit limit of \$1000. Crosby and Clemenson voiced support to complete the application process.

Blank Check Stock Numbering.

Check numbers 4027 thru 4030 have been rendered unusable due to a printing error. These will be marked "Void" and retained on file in the office as directed by Crosby.

Meeting adjourned at 8:52 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Len Crosby, Chairman

POST FALLS URBAN RENEWAL Workshop Minutes

April 12, 2022 – Post Falls Chamber Building - Conference Room

CALL TO ORDER, ROLL CALL

Vice-Chair Jame' 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 Christi Fleischman, Collin Coles, Melissa Hjeltness, Len Crosby and Eric Clemensen. Commissioner Jerry Baltzell had an excused absence. Also, in attendance was Pete Bredeson.

CONFLICT DISCLOSURE

None

CITIZEN COMMENT

None

Agency Policy – Proponent Borrowing Cost Reimbursement

Executive Director Johns provided brief introduction of the subject including a memo authored by Crosby. The memo provides an overview of the agency's prior actions and policy in regards to proponent borrowing cost reimbursement. Crosby stated that as a result of various discussions with Project Drive over the past eighteen months, during the creation of the Pleasant View District, Project Drive made project cost calculations based on the understanding that borrowing cost reimbursement was possible. Project Drive also considered seeking exempt property status from the County for a ten-year period. Receiving property tax exempt status on their development would impair the growth of tax increment funds available for infrastructure projects throughout the district. They were informed that receiving tax exempt status would put them behind any other proponent in the district seeking urban renewal assistance/reimbursement. Project Drive completed subsequent calculations and stated a need for financing cost reimbursement in lieu of seeking tax exempt status. Crosby then provided a brief historic overview of the agency's prior position on the subject, all of which is detailed in the subject memo's first two pages. Crosby stated the proposed policy included in the memo is realistic in terms of the current real estate environment together with the agency's desire to get the district going in order to generate increment to fund much needed infrastructure. Crosby recently attended a workshop on the subject of our local and regional economic conditions at which it was stated interest rates, housing prices and growth will all continue to increase over the next five to seven years. These economic circumstances make the consideration of this proposed policy very timely. The three main points of the proposed policy are: financing costs are limited to 75% of the hard construction costs for off-site infrastructure, interest rates may not exceed a spread of 1.5% in excess of the five-year Treasury rate in effect as of the first funding by the proponent/developers lending source (maximum 6%), and lastly, loan fees are limited to 1% of the amount financed. Clemensen asked for clarification of several terms. Upon further discussion it was decided that several definitions would be incorporated into the policy. Coles inquired about costs. Crosby responded that the estimated improvement costs to get the needed infrastructure northward on Pleasant View, north of Seltice Ave., are included in the district plan. Coles sought clarification of the financing costs. Crosby provided several estimates and clarified that any financed improvements must be completed within 5 years. Clemensen asked if a comparison between tax exempt status and financing cost reimbursement had been completed and what the process to reimburse financing costs would consist of. Crosby responded that Project Drive had performed the comparison but had not shared the specific results other than stating their preference for financing cost reimbursement. Any

reimbursement request, including financing costs, would follow the Agency's regular cost submittal/review process. Bredeson clarified that reimbursement would require an Order of Approval from the Commission which would define the prioritization of reimbursement based upon the Order of Approval date. Crosby stated that the availability of financing cost reimbursement would have to be extended to all other developer/proponents in the Downtown District, Post Falls Technology District and Pleasant View District. Clemensen requested the policy include several definitions to clarify terms that may be considered open for interpretation. Johns will provide definitions for inclusion into the policy. Coles stated this policy is much better than what was previously in place. Bredeson suggested adding the definitions and putting the draft into resolution form for consideration at the April 21, 2022, Commission Meeting. Davis clarified that no action was being taken in the current workshop but would be deferred to the upcoming commission meeting. Bredeson confirmed.

Staff Report - Johns reported the office received notification from Steve White (Copper Basin Construction) the final infrastructure projects in Tullamore (EPF) are complete. A generalized list of construction costs was been forwarded to Welch Comer. It has been determined that more detailed information is needed to perform a thorough cost reimbursement evaluation. A request for invoices, project plans and bid schedules has been made. In the Downtown District Steve Dewalt, Rob Brewster and Drew Kleman, (Press Architecture) are scheduled to visit the office this afternoon for an informal update of the Water Tower Loft project and pricing/cost data. The agency purchased a 2nd external portable hard-drive for integration into the nightly data backup process. This will allow for offsite data storage that can be used to restore systems and data.

Commissioner Comments. Crosby expressed appreciation for the efforts made to review the draft policy. Vice-Chair Davis thanked Crosby for his time and expertise in composing the draft policy. Clemensen stated his appreciation for the positive manner in which commission carries out its responsibilities.

Adjournment. Davis asked for a motion to adjourn. Commissioner Crosby made a motion to adjourn, seconded by Coles. Motion carried. Meeting adjourned at 9:52 a.m.

Respectfully submitted,

Joseph Johns, Executive Director

Jame' Davis, Vice-Chair

Post Falls Urban Renewal Agency - In-House
Unpaid Bills Detail
 As of April 21, 2022

Type	Date	Num	Due Date	Aging	Open Balance
Bredeson Law Group					
Bill	04/21/2022	1026	05/21/2022		800.00
Total Bredeson Law Group					800.00
* Canon Solutions America, Inc.					
Bill	04/21/2022	60000224182	05/21/2022		4.60
Total Canon Solutions America, Inc.					4.60
Coeur d' Alene Press					
Bill	04/21/2022	9887-MAR22	05/21/2022		27.01
Total Coeur d' Alene Press					27.01
Joseph Johns					
Bill	04/21/2022	April 2022	05/06/2022		27.93
Total Joseph Johns					27.93
Post Falls Chamber					
Bill	04/21/2022	65965	05/21/2022		300.00
Total Post Falls Chamber					300.00
TOTAL					1,159.54

* ADDITIONAL BILL RECEIVED

PAYROLL 5,182.23

6,341.77

Bank Activity Report

March 2022

Cash Section

Checking: First Interstate

Beginning Balance		\$	10,655.97
Deposits	\$	1,047,318.65	
Withdrawals	\$	(1,047,167.43)	
Ending Balance		\$	10,807.19
Outstanding Checks	\$	(1,288.82)	
Account Balance		\$	9,518.37

Idaho Central CU - Savings

Beginning Balance		\$	25.00
Interest			
Ending Balance		\$	25.00

Investment Section

LGIP General Fund 1829

Beginning Balance		\$	905,429.31
Contributions	\$	683.00	
Withdrawals	\$	(6,142.02)	
Ending Balance		\$	899,970.29
Outstanding Transfer	\$	-	
Account Balance		\$	899,970.29

LGIP Capital Improvements 1910

Beginning Balance		\$	2,982,707.85
Contributions	\$	27,008.84	
Withdrawals	\$	(1,015,256.93)	
Ending Balance		\$	1,994,459.76
Outstanding Transfer	\$	-	
Account Balance		\$	1,994,459.76

Total Funds All Accounts:

\$ 2,903,973.42

March

Interest

State Pool - LGIP 1910

\$ 487.48

Total

\$ 487.48

Post Falls Urban Renewal Agency - In-House

04/11/22

Balance Sheet

Accrual Basis

As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank- Checking	9,518.37
LGIP1829-General Fund	899,970.29
LGIP1910-Capital Improvements	1,994,459.76
Savings - Idaho Central CU	25.00
Total Checking/Savings	2,903,973.42
Other Current Assets	
Accounts Receivable - Taxes	152,767.00
FMV - State Investment Pool	9,947.00
Interest Receivable	3,000.00
Prepaid Insurance	2,641.00
Total Other Current Assets	168,355.00
Total Current Assets	3,072,328.42
TOTAL ASSETS	3,072,328.42
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	101,471.00
Accrued Vacation Payable	693.92
Deferred Increment Revenue	143,883.00
Payroll Liabilities	1,748.59
Total Other Current Liabilities	247,796.51
Total Current Liabilities	247,796.51
Total Liabilities	247,796.51
Equity	
Assigned Fund Balance	2,630,810.00
Committed Fund Balance	374,525.00
Fund Balance - General Fund	-89,609.00
Nonspendable Fund Balance	2,641.00
Restricted Fund Balance	236,901.00
Unrestricted Net Assets	0.34
Net Income	-330,736.43
Total Equity	2,824,531.91
TOTAL LIABILITIES & EQUITY	3,072,328.42

Post Falls Urban Renewal Agency - In-House

04/11/22

Profit & Loss

Accrual Basis

March 2022

	Mar 22	Oct '21 - Mar 22
Ordinary Income/Expense		
Income		
Interest	684.22	2,512.57
Center Point District	20,360.51	477,759.24
East Post Falls District	0.00	2,279,319.18
Expo District	5,391.88	373,011.89
Post Falls Technology District	711.27	116,376.78
Total Income	<u>27,147.88</u>	<u>3,248,979.66</u>
Gross Profit	27,147.88	3,248,979.66
Expense		
Advertising & Legal Notices	0.00	35.65
Audit	0.00	7,475.00
Bank Charges	0.00	0.00
District Payments	1,014,711.75	3,500,567.92
Dues & Memberships	0.00	500.00
Engineering Services	0.00	3,200.00
Insurance	0.00	220.00
Legal Fees	925.00	7,375.00
Meetings	0.00	51.06
Other Contract Services	0.00	55.00
Payroll Expenses	5,171.04	48,835.56
Postage, Mailing Service	0.00	58.00
Printing and Copying	6.82	117.00
Rent	0.00	7,990.00
Telephone, Telecommunications	27.97	154.78
Uncategorized Expenses	0.00	3,000.00
Website Design, Hosting & Maint	0.00	81.12
Total Expense	<u>1,020,842.58</u>	<u>3,579,716.09</u>
Net Ordinary Income	<u>-993,694.70</u>	<u>-330,736.43</u>
Net Income	<u>-993,694.70</u>	<u>-330,736.43</u>

Fund Reconciliation:

3/31/2022

QB

First Interstate - Checking	GF	\$	9,518.37
LGIP - 1829	GF	\$	899,970.29
LGIP - 1910	CIP	\$	1,994,459.76
Savings - Idaho Central CU	GF	\$	25.00
Total			<u>\$ 2,903,973.42</u>

FUNDS

General Fund	GF	\$	909,513.66
Capital Improvement Fund	CIP	\$	1,994,459.76
Total			<u>\$ 2,903,973.42</u>

C.I. Fund Allocation:

PF Technology	\$	275,952.51
CP-The Pointe	\$	508,316.21
CP-Pointe Apartments	\$	133,282.79
Expo	\$	5,391.88
EPF-Tullamore	\$	-
EPF-Tullamore Commons II	\$	-
EPF-S/Ctr	\$	1,071,516.37
	\$	<u>1,994,459.76</u>

Post Falls Urban Renewal Agency
Increment Received District Obligation Balance

	<u>Technology Dist.</u>	<u>Center Point The Pointe</u>	<u>Pointe Apartments</u>	<u>East Post Falls</u>		<u>Commons II</u>	<u>Expo</u>	<u>Total</u>	
<i>Termination Date</i>	<i>2038</i>	<i>2022</i>	<i>2022</i>	<i>2022</i>	<i>2022</i>	<i>2022</i>	<i>2021</i>		
Sep-21	1072.65	-	-	373.19	2,737.02	-	2,483.68	6,666.54	
Oct-21	969.65	-	-	-	-	-	4,202.95	5,172.60	
Nov-21	-	-	-	9,367.30	-	-	-	9,367.30	
Dec-21	2,141.49	74,284.95	-	48,459.05	-	-	6,846.52	131,732.01	
Jan-22	108,701.47	356,831.16	25,598.85	1,464,847.57	704,433.96	8,811.38	319,532.11	2,988,756.50	
Payment	Feb-22	3,852.90	683.77	-	38,173.16	5,226.76	-	37,038.43	84,975.02
	Mar-22	711.27	20,360.51	-	-	-	5,391.88	26,463.66	
	Apr-22							-	
	May-22							-	
	Jun-22							-	
	Jul-22							-	
	Aug-22							-	
	Sep-22							-	
Total YTD	117,449.43	452,160.39	25,598.85	1,561,220.27	712,397.74	8,811.38	375,495.57	3,253,133.63	
Approved Obligation		8,138,574.84		25,527,735.00	6,498,959.82	325,000.00	4,690,883.13	45,181,152.79	
Obligation Balance @ 12/31/21		-		3,918,921.23	786,802.00	149,834.83	679,568.35	5,535,126.41	
Carry over @ 12/31/21	162,686.87	130,440.77	107,683.94	583,207.39	2,737.02	-	13,533.15	1,000,289.14	

**Post Falls Urban Renewal Agency - In-House
 Profit & Loss Budget vs. Actual
 October 2021 through March 2022**

	<u>6 Month Actual</u>	<u>6 Month Budget</u>	<u>\$ Under Budget</u>	<u>% of Budget</u>	<u>2021-22 Total Budget</u>	<u>Balance</u>
Expense						
Advertising & Legal Notices	35.65	350.00	-314.35	10.19%	900.00	864.35
Audit	7,475.00	7,475.00	0.00	100.0%	7,475.00	0.00
Computer Repair & Maintenance	0.00	325.00	-325.00	0.0%	585.00	585.00
Computer Software	0.00	0.00	0.00	0.0%	275.00	275.00
Dues & Memberships	500.00	500.00	0.00	100.0%	770.00	270.00
Engineering Services	3,200.00	3,200.00	0.00	100.0%	9,600.00	6,400.00
Insurance	220.00	200.00	20.00	110.0%	2,841.00	2,621.00
Legal Fees	7,375.00	12,500.00	-5,125.00	59.0%	25,000.00	17,625.00
Meetings	51.06	120.00	-68.94	42.55%	240.00	188.94
Office Supplies	0.00	300.00	-300.00	0.0%	500.00	500.00
Other Contract Services	55.00	100.00	-45.00	55.0%	1,100.00	1,045.00
Payroll Expenses	48,835.56	50,246.00	-1,410.44	97.19%	83,247.00	34,411.44
Postage, Mailing Service	58.00	5.00	53.00	1,160.0%	60.00	2.00
Printing and Copying	117.00	150.00	-33.00	78.0%	300.00	183.00
Rent	7,990.00	7,740.00	250.00	103.23%	7,740.00	(250.00)
Telephone, Telecommunications	154.78	90.00	64.78	171.98%	180.00	25.22
Website Design, Hosting & Maint	81.12	7,100.00	-7,018.88	1.14%	7,200.00	7,118.88
Contingency	0.00	2,500.00	-2,500.00	0.0%	5,000.00	5,000.00
Total Expense	<u>76,148.17</u>	<u>92,551.00</u>	<u>-16,402.83</u>	<u>82.28%</u>	<u>153,013.00</u>	<u>76,864.83</u>

RESOLUTION NO. 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 PROPERLY RELATED THERETO.

WHEREAS, the Post Falls City Council (the City) by Ordinance No. 990 adopted on November 6, 2001 and by Ordinance No. 1011 adopted on November 5, 2002 approved the Expo Urban Renewal Plan (the Plan) as proposed by the Post Falls Urban Renewal Agency (the Agency), created the Expo Urban Renewal Plan Area (the Plan Area) and approved the Expo Revenue Allocation Area (the Revenue Allocation Area);

WHEREAS, pursuant to Idaho Code Section 50-2903(5), the Agency adopted a Revenue Allocation Plan Budget for the Plan and corresponding Resolution No. 2021-04 on September 16, 2021 showing that the anticipated Agency revenues from revenue allocation financing would be insufficient to cover all estimated expenses related to the Plan by its termination date of November 6, 2021; and

WHEREAS, pursuant to Idaho Code § 50-2905(7) the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in an urban renewal plan.

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

Section 1. That the Agency makes the following findings:

- a. That the remaining financial obligation of the Plan is \$309,464.66.
- b. That the anticipated revenues from the property tax year 2021 levy upon the increment value within the Revenue Allocation Area will be insufficient to cover the remaining obligation of \$309,464.66.
- c. That although the Revenue Allocation Area effectively terminated on November 6, 2021, the City should adopt an ordinance formally terminating the same.

Section 2. The Agency does hereby request that the City adopt an Ordinance terminating the Expo Revenue Allocation Area and Expo Urban Renewal Plan.

Section 3. This Resolution is hereby declared to be severable. Should any portion of this Resolution be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the Resolution before the declaration of partial invalidity. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Resolution, then the provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding without the requirement of further action by the Agency, and any amendments to this Resolution as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

Section 4. All Resolutions and parts of Resolutions in conflict with the provisions of this Resolution to the extent of such conflict are hereby repealed.

PASSED by the Post Falls Urban Renewal Agency and effective this 21st day of April, 2022.

Jerry Baltzell, Chairman
Post Falls Urban Renewal Agency

POST FALLS URBAN RENEWAL AGENCY

Reimbursement of a Portion of Approved Proponent Borrowing Costs Associated with Off-Site Public Infrastructure Improvements Required for Industrial and Commercial Development.

Subject: Reimbursement of a portion of approved Proponent Borrowing Costs associated with the construction of off-site public infrastructure improvements required for industrial and commercial development.

Effective Date: April 21, 2022

POLICY:

The Commission recognizes that a Proponent may be required to borrow a portion of the funds required to install off-site public improvements and infrastructure for industrial and commercial developments within an urban renewal district to support planned or future development within that District. The Commission acknowledges that such public improvements and infrastructure will be required to further the objectives of the Commission as set forth in the District Plan, and approved by the City of Post Falls. The Commission also acknowledges that such improvements and infrastructure will facilitate future development within the Urban Renewal District.

However, reimbursement of Proponent Borrowing Costs shall not be available to any Proponent who during the term of the Plan and the District applies for or receives any property tax exemptions provided by Idaho law that would adversely affect the amount of tax increment revenues generated by the District. Such reimbursement shall also not be available to the City of Post Falls.

- A. This policy does not apply to Proponents who are developing residential or multifamily properties within an urban renewal district.
- B. This policy is limited to certain financing costs associated with the construction of off-site public improvements and infrastructure associated with an industrial or commercial development located or to be located in an urban renewal district. Off-site public improvements and infrastructure are hereby defined as those improvements and infrastructure not located within the Proponent's legally described property.
- C. A Proponent seeking to apply for reimbursement under this Policy will be required to provide the Commission with a detailed financing plan to include the lender, type of public improvements to be financed and detailed financing costs associated with any financing the Proponent plans to utilize in conjunction with off-site infrastructure and public improvements for industrial or commercial development.
- D. If the Commission approves the financing plan provided by the Proponent, the Agency may agree to include in the Owner Participation and Reimbursement Agreement that a portion of the financing costs (interest and fees) associated with 75% of the hard construction costs for the off-site infrastructure and improvements set forth in the Plan are reimbursable from tax Increment payments associated with the Urban Renewal District. Hard construction costs are hereby defined as those costs directly involved with the actual construction of the infrastructure improvements related to raw materials, construction labor, equipment, fixtures. Soft Costs are hereby defined as costs incurred in

planning and making infrastructure improvements related to engineering, land planning, landscape design, surveying and environmental, material, soil compaction and percolation testing (see Agency Policy #18).

- E. All financing costs shall be reasonable and shall be limited to financing costs associated with no more than 75% of the off-site infrastructure and improvement costs for a specific property located within an Urban Renewal District.
- F. Interest costs associated with such improvements may not exceed a spread of 1.50% in excess of the five-year Treasury rate in effect as of the first funding by the Proponent's lending source, with a maximum reimbursable interest rate of six percent (6%).
- G. Reimbursement of loan fees associated with 75% of the hard construction costs for the off-site infrastructure and improvements set forth in the Plan shall not exceed one percent (1%) of the amount financed.
- H. The Proponent's financing plan shall address the issue of timing and provide specific projections regarding the payment of the outstanding debt. Financing costs shall be limited to a reasonable construction, marketing and repayment period, which shall not exceed five (5) years.
- I. Prior to reimbursement of Proponent financing costs, the Commission shall be provided with documentation from the Proponent's lender detailing and certifying the costs incurred by Proponent, the repayment of the debt and other relevant documentation to support the costs incurred.
- J. Reimbursement of Proponent financing costs shall be finalized by the adoption of an Order of Approval approved by the Commission.

Prior Policy Reference: Reimbursement of Proponent Borrowing Costs Associated with Capital Improvements made to a Renewal District, adopted April 21, 2005, revised on July 15, 2010 and rescinded on July 18, 2015.

Approved by the Post Falls Urban Renewal Commissioners:

POST FALLS URBAN RENEWAL AGENCY
An Idaho Urban Renewal Agency

By: _____
Jerry Baltzell, Chairman

Date: _____