

**POST FALLS URBAN RENEWAL
Workshop MINUTES**

June 15, 2021 – Post Falls Chamber, Conference Room

CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairman Jerry Baltzell called the meeting to order at 9:00 a.m. Executive Director Diane Fountain called the roll. Present, in addition to Baltzell were Commissioners Eric Clemensen, Collin Coles, Jame' Davis, Christi Fleischman, Len Crosby and Larry Carstensen. Also present was Bob Seale and Chad Oakland.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Meeting Minutes, May 20, 2021.

Item B is the payables for this month totaling \$5,398.37.

Item C is the Bank Activity Report which shows total funds in all accounts of \$5,375,161.80 and accrued interest for the month of \$619.01.

Item D is the financial reports as of May 31, 2021.

Approval of the consent calendar will authorize a transfer of \$5,398.37 to the First Interstate Checking Account for the monthly payables and \$619.01 accrued interest to the General Fund.

Commissioner Coles made a motion to approve the Consent Calendar as presented, seconded by Carstensen. Motion carried by voice vote.

CITIZEN COMMENTS

Chad Oakland approach Commission regarding The Landings site and stated there was no power or gas installed when the roads were put in. There are 6 or 7 lots with pending sales. Fountain stated that the recently created Downtown District does not allow for urban renewal to fund that type of infrastructure at that location. Bredeson affirmed with new legislation URD Plans need to be specific and this is not included in the four (4) tiers of improvements outlined in the Downtown URD Plan.

NEW BUSINESS

Pleasant View URD. Bob Seale, Community Development Director for the City provided a status update of this newly formed district noting that the schedule is conceptual and is currently being sorted out:

- The Raise Grant application is being completed and is due July 12th. Match contribution commitments for the grant need to be included in the application so the city might approach the URA next month.

- The first phase of improvements includes water and sewer along Pleasant View, a sewer lift station north of Prairie and roadway improvements @ Grange & Pleasant View and improvements on Grange to access the Project Drive site.
- Construction of the Project Drive site is anticipated to begin in the fall with completion in January 2023.
- City is working to finalize the annexation agreements which should be completed in the next few months.
- There has been interest in Commercial land at the Copper Basin site and along Pleasant View.

Downtown URD. Seale stated construction might begin as soon as Spring 2022 at the GW Hunters site. Conceptual plans include 3 or 4 two-story buildings consisting of 9,000 sq ft office, 5,000 sq ft restaurant, 2,800 sq ft coffee shop, 28 apartments, an event center with 300 seats and a pedestrian plaza.

Development @ the southwest corner of 3rd and Spokane Street in the Landings site is in negotiations. The developer has inquired on parking along Spokane Street and asked if that would qualify for URA reimbursement. A four story 15,000 sq ft commercial building will be constructed along Spokane St with a three-story building behind it that includes 110 apartments and underground parking. The Wolfe Group is planning to submit plans by July 1 for 168 residential units with mixed use buildings on 3rd Street (commercial w/office or residential above). Construction might begin this fall. There will be a two-story 12,000 sq ft neurology building on the northwest corner of 3rd and Spokane St with ground floor commercial and medical on the second floor. There are three potential developers that could coordinate efforts to get gas and electric to their sites.

Adjacent to the Templin's hotel there is a 10 acre site that runs from 1st St. down to the water. A total of 270 units will be constructed. There will be 49 townhouses along 1st Street, a mixed-use building will be constructed at 1st & Henry consisting of 7,000 sq ft of commercial with 56 residential units above and a building south of that with underground parking and 165 residential units. Plans are being submitted now.

A&A Construction is developing the Idaho Veneer site. The site plans for the north side of 4th Ave. shows an 18,000 sq ft organic grocery store, 7,000 sq ft coffee shop and book store and a 4,900 sq ft restaurant. Phase I of the mill site will consist of 168 units of townhomes and apartments. As soon as site plans are submitted the city will draw up agreements which will determine the timing of when Idaho Street will be extended and how the rest of the site will be developed. The developer is trying to create a pedestrian/plaza/historical park type of idea. They also plan to keep a large building at the southern end of the property for a farmer's market or other public use.

Seale also mentioned that the French Cleaners building was recently purchased and there will be some façade improvements as well interior improvements.

Crosby asked how the City could see the URA working with them over the next 20 years as these URD's develop. Seale stated it will be a coordinated effort between the two entities and various efforts that will benefit developers as well as the City.

Crosby stated as increment starts to be received, there will be an opportunity for the Agency to get financing in the next two to three years to allow us to finance some of the major public infrastructure improvements within these two new districts.

STAFF REPORT

Fountain stated the Downtown and Pleasant View URD Plans were recorded at the County last week and sent to the State Tax Commission and Kootenai County.

COMMISSIONER COMMENTS

Crosby feels the Downtown District will be a complicated district as there will be developers coming in to ask for priority on reimbursement which will be a consistent conversation with city staff. We have a good working relationship with the city and will continue to work with them to fund projects.

CHAIRMAN COMMENT

Baltzell noted development is already happening in Post Falls and these districts will move forward faster than we have experienced before.

ADJOURNMENT

Meeting was adjourned at 10:25 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman