

**POST FALLS URBAN RENEWAL  
Workshop MINUTES**

**July 13, 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, Len Crosby and Larry Carstensen. Commissioners Jame' Davis and Christi Fleischman had excused absences. Also present was Jerry Dicker and Jeff Bornholdt.

CONFLICT DISCLOSURE

None

CONSENT CALENDAR

Fountain introduced the Consent Calendar. Item A is the Commission Workshop Minutes, June 15, 2021.

Item B is the Communications, Property & Personnel Committee Minutes, June 15, 2021.

Item C is the Finance & Policy Committee Minutes, July 6, 2021.

Item D is the payables for this month totaling \$6,214.96.

Item E is the Bank Activity Report which shows total funds in all accounts of \$5,469,352.66 and accrued interest for the month of \$535.79.

Item F is the financial reports as of June 30, 2021 and includes the nine (9) month budget vs. actual report.

Approval of the consent calendar will authorize a transfer of \$6,214.96 to the First Interstate Checking Account for the monthly payables and \$535.79 accrued interest to the General Fund.

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

CITIZEN COMMENTS

None

Post Falls Technology District Presentation & Discussion. Jerry Dicker of BGI provided an update of the shopping center and Technology Park stating he has two major tenants and other users that are ready to start construction in the shopping center as soon as possible. The subdivision process has begun and they are awaiting a traffic study to determine what type of intersection improvements are required @ Prairie and Zorros (either a traffic signal or round-a-bout). Public improvements for the shopping center are estimated to be \$4-5 MILLION. Other interests in the project include medical and restaurants. A hotel might be constructed to provide room for the businesses in the Tech Park as that area develops. Once initial construction begins, the other areas will fill up quickly.

EXECUTIVE SESSION. Commissioner Clemensen moved to enter into Executive Session for the following purposes pursuant to Idaho Code 74-206 (1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need and Idaho Code 74-206 (1)(b) to consider the evaluation of an employee, staff member or individual agent, seconded by Coles. Roll Call Vote: Clemensen – Aye; Coles – Aye; Crosby – Aye; Carstensen – Aye; Baltzell – Aye. Motion carried.

Executive session started at 9:48 am and ended at 10:13 am.

FY2022 Wages for Budget Purposes. Commissioner Carstensen made a motion to increase the Executive Director's wage 3% for FY 2022 and add an additional 3 to 4 month's salary for budgeting purposes as discussed in Executive Session, seconded by Crosby. All in favor by voice vote.

Budget Workshop. Fountain presented the tentative FY 2022 Budget. Crosby noted the increase in the line item for website design, hosting and maintenance to include a new website which would enable us to be more transparent and showcase the accomplishments of the PFURA.

After discussion Commissioner Crosby made a motion to approve the projected FY 2022 budget with salary adjustments included and advertise in the press for the Budget Hearing on August 19, 2021. Motion seconded by Clemensen. Roll Call Vote: Baltzell – Aye; Carstensen – Aye; Crosby – Aye; Coles – Aye; Clemensen – Aye. Motion carried.

Discussion on Monthly Commission Meeting Times. Chairman Baltzell asked for consideration to change the Commission meeting time to 9:00. Fountain stated she checked with Stephanie in the media center and changing the time is not a problem. Legal Counsel Bredeson stated if a change is made the By-Laws would need to be amended and adopted. This item will be added to the August agenda and open for discussion.

#### STAFF REPORT

Fountain stated the process of closing out the Expo URD has begun. The projected closing budget will be presented at the August meeting with a public hearing scheduled in September.

Activity in the Center Point URD includes extension of Beck Road in front of the Maverick gas station. Utilities will be installed this fall/winter with road construction in the spring. The flex industrial building on the corner of Expo Parkway and Beck Road has secured 2 leases in that building and a LOI is being obtained for a third space. Pointe Partners will be constructing another 40,000 sq. ft. flex building west of the current one. There will be a gas station on 1.9 acres across from the Maverick. The 4 acres of land west of the Maverick has sold and will be either retail or a hotel. There will be 2 retail pads in front of WalMart and an RV Park by Cabela's.

#### ADJOURNMENT

Meeting was adjourned at 10:50 am.

Respectfully submitted,

  
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Diane Fountain, Executive Director

  
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Jerry Baltzell, Chairman