

POST FALLS URBAN RENEWAL MINUTES
September 16, 2021

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 and Larry Carstensen. Commissioner Len Crosby had an excused absence and Christy Fleischman was absent. Clemensen 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 Minutes, August 19, 2021.

Item B is the Commission Workshop Minutes, August 24, 2021.

Item C is the Communication, Property & Personnel Committee Minutes, August 30, 2021.

Item D is the Special Meeting Minutes, September 2, 2021.

Item E is the payables for the month totaling \$8,578.26.

Item F is the Bank Activity Report which shows total funds in all accounts of \$3,456,668.08 with accrued interest for the month of \$491.55.

Item G is the financial reports as of August 31, 2021.

Item H is the FY2022 Legal Services Contract.

Item I is the Third Addendum to Lease Agreement with the Chamber of Commerce which includes an annual increase of \$250 and renews the lease for 3 more years, expiring September 30, 2024.

Approval of the consent calendar will authorize a transfer of \$8,578.26 to the First Interstate Checking Account for the monthly payables and \$491.55 accrued interest to the General Fund.

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

COMMITTEE UPDATES

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

District Review – Coles – Nothing to report.

Communication, Property and Personnel – Carstensen – The Executive Director position has been filled.

CITIZEN COMMENTS

None

PUBLIC HEARING

Baltzell stated that a Public Hearing will be held on the 2022 Closing Budget for the Expo Urban Renewal District. If anyone wishes to speak on either of these budgets and has not filled out a form, please do so now and give it to the Executive Director. Notice of the public hearing was published on September 2nd and September 9th as required by Idaho Code Section 50-2903(5). Baltzell opened the Public Hearing at 9:08 am

Director Fountain presented the Closing Budget for Expo. The Expo Urban Renewal District was created in 2001 and encompasses 236 acres. The District was formed under the “competitively disadvantaged border community” provisions of the Urban Renewal Act to create jobs, address road and traffic issues and extend public infrastructure.

Major goals for the Expo District were to stimulate industrial expansion in the western portion of the City, enhance the area for industrial and manufacturing development and improve public infrastructure.

Many businesses have located in the Expo Commerce Park including, Specialty Construction Systems, Triple V Plumbing, Romney Motion, Flippen’s Storage, Fortress Business Systems, Precision Precast Erectors, Momentum Ink, Living Stone Granite & Cabinets, Truck Insurance Office and Pleasant View Surgical Center.

Over the 20-year life of the District, the assessed value has risen from \$4.7M to over \$68.5M. New legislation this year limits the amount of “new development” within an urban renewal district upon closure to 80% of the taxable value which will result in approximately \$455K per year in tax revenue that will be available for the taxing entities to include in their budgets.

The process of closing an urban renewal district begins with a presentation of a closing budget. J.R. Watson & Associates is the proponent. The District was created in 2001 for a term of 20 years, expiring November 6, 2021. The total amount of approved infrastructure to date is \$4,462,492.

By Law the URA may collect increment through 2022 since property taxes are paid in arrears. The projected tax increment revenues for FY 2022 are \$569,210; all of which will be used to reimburse the proponent for public infrastructure.

The Expo District is the fifth Urban Renewal District to close in Post Falls.

At this time Chairman Baltzell asked if any forms for public comment had been submitted. Being none, Baltzell closed the Public Hearing at 9:12 am for Commission deliberation and action.

UNFINISHED BUSINESS

Resolution 2021-04 Approving the 2022 Closing Budget for the Expo Urban Renewal District.

Commissioner Davis made a motion to approve the Closing Budget for the Expo URD and adopt Resolution 2021-04, seconded by Coles. Roll Call: Clemensen – Aye; Coles – Aye; Davis - Aye; Baltzell – Aye; Carstensen - Aye. Motion carried.

NEW BUSINESS

Welch Comer Task Order – JR Watson & Associates. Fountain stated JR Watson & Associates has submitted a reimbursement request for \$228,861.60 which includes additional work on Creative Way, Expo Parkway and Jacklin Road as well as some bank charges. The current obligation is \$451,177 with projected increment of \$569,210.

Commissioner Clemensen made a motion to approve the Welch Comer Task Order as presented, seconded by Carstensen. Roll Call: Clemensen – Aye; Coles – Aye; Davis - Aye; Baltzell – Aye; Carstensen - Aye. Motion carried.

Appointment of Joseph Johns for Executive Director Position. Baltzell stated that Joseph Johns has accepted the position of Executive Director which will be in effect January 2022. Mr. Johns will start employment October 1st subject to receipt of a background investigation. Clemensen spoke with the detective who is conducting the background check and that investigation will be completed by September 24, 2021. Once completed, Commissioner Clemensen will report the findings to Commission.

Commissioner Davis mad a motion to approve the appointment of Joseph Johns for the Executive Director position, seconded by Clemensen. Roll Call: Clemensen – Aye; Coles – Aye; Davis – Aye; Baltzell – Aye; Carstensen – Aye. Motion carried.

STAFF REPORT

Fountain stated that in October there will be a presentation from A&A Construction regarding the Idaho Veneer site. Fountain sat in on a meeting at the City yesterday with a developer for the property at the SW corner of 3rd and Spokane Street in the Downtown URD. The developer will give a presentation to Commission in either October or November. They will be seeking reimbursement from the URA for public infrastructure surrounding that site.

COMMISSIONER COMMENTS

None

CHAIRMAN COMMENT

Baltzell thanked staff and commission for their work the last two months working through the hiring process. COVID-19 has been tough on everyone and our hearts go out to those who have lost loved ones, we will continue to work together to get through this.

ADJOURNMENT

Baltzell asked for a motion to adjourn. Commissioner Clemensen made the motion, seconded by Davis. All in favor by voice vote. Meeting was adjourned at 9:19 am.

Respectfully submitted,



Diane Fountain, Executive Director



Jerry Baltzell, Chairman