

CITY OF POST FALLS

RESOLUTION 95-01

WHEREAS, the legislature of the State of Idaho has amended Title 50, Section 29 of the Idaho Code to provide for the use of tax increment financing in certain geographic areas of the state determined in accordance with the laws to be "Competitively Disadvantaged Border Community Areas"; and

WHEREAS, the City of Post Falls is physically located within the geographical boundaries of such qualified areas set forth by State law; and

WHEREAS, in limited circumstances the City believes that tax increment financing can be a useful and viable economic development tool to expand the commercial and industrial tax base of the City, resulting in a sharing of property tax responsibility with homeowners and providing revenues to fund improved public services; and

WHEREAS, the City believes that public participation by the residents of Post Falls will result in more thorough and thoughtful consideration of the use of tax increment financing as it affects the character and quality of development and growth within the City and the region; and

WHEREAS, a public hearing process which receives and thoughtfully considers the views of proponents and opponents of tax increment financing proposals is beneficial to decision makers entrusted with the responsibility of implementing the law; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF POST FALLS that it be the policy of the City in considering and acting upon any application for approval of tax increment financing with "Competitively Disadvantaged Border Community Areas" that prior to any final decision approving or disapproving such application the City, by and through the appropriate relevant agency, should in each instance:

1. Upon receipt of any formal application proposing the use of tax increment financing as a local economic development tool, the city should publicize the existence of such an application and the proposed terms of the proposal if known. The publication of such information should include the use of written and electronic media serving the Post Falls community. This notice is intended to make the residents promptly aware of the consideration of any such proposal so that those concerned persons can fully participate in considering the merits or detriments of any such proposals.

2. Make available without a formal written request copies of all files, records and information regarding the application and proposal to the public in a reasonable manner that provides the most accurate public information. This should be accomplished by placing such information at facilities convenient to public access, such as city hall, library, etc. The City should also provide copies of such requests to citizens groups expressing an interest in the issue. The City should, in appropriate cases, reserve from publication such information which has been submitted as proprietary which might contain trade secrets or other financial data customarily made confidential in business and industry, and as otherwise allowed by Idaho law.

3. At the earliest opportunity, the City should conduct a workshop at a time other than a regularly scheduled council meeting, for the purpose of providing accurate information to all interested parties regarding tax increment financing, the application and terms of the proposal, and preliminary assessment of the benefits and impact of the proposed use. City staff should be prepared to provide a forecast of the financial impact on city services, as well as a calculation as to the revenues to be derived by the City and other public entities. Specifically, the staff report should examine the issue of what effect such proposal would have on the existing tax base of the city.

4. Prior to making any final determination, the City and its Urban Renewal Agency should conduct not less than two public hearings to receive testimony and comments from interested residents regarding the proposal and its merits or detriments. Each public hearing should be convened at a time and place convenient to public attendance to provide concerned parties with the opportunity to be heard and express their opinion, concerns, support or objections.

5. Prior to making any final decision, the City and Urban Renewal Agency should consider the information presented at such public hearings, and all other factors deemed relevant or made appropriate for consideration by law. In accordance with applicable law, any decision regarding a proposed project should be made at a regularly scheduled public meeting.

PAGE THREE
RESOLUTION 95-01

PASSED by the City Council and APPROVED by the Mayor this 3
day of January, 1995.



James C. Hammond
JAMES HAMMOND, MAYOR

Christene Pappas
CHRISTENE PAPPAS, CITY CLERK

ORDINANCE NO. 815

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, MAKING FINDINGS OF FACT REGARDING A PUBLIC HEARING; DECLARING PORTIONS OF THE CITY AS AN ECONOMICALLY DISADVANTAGED BORDER COMMUNITY UNDER PROVISIONS OF IDAHO CODE CHAPTER 50, TITLE 29; DECLARING THE BEST INTERESTS OF THE CITY AND ITS RESIDENTS; PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND OTHER MATTERS PROPERLY RELATING THERETO

CITY OF POST FALLS
Kootenai County, Idaho

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, as follows:

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City") is a duly authorized and formed city under and virtue of the Constitution and laws of the State of Idaho, governed by a City Council (the "Council");

WHEREAS, Chapter 50, Title 29 of the Idaho Code provides that the City can declare portions of the land located within its boundaries as "competitively disadvantaged" as defined in the statute, if certain factors exist;

WHEREAS, the City commissioned a professional study to be conducted, which study when completed, was presented to the Council;

WHEREAS, the City called a public hearing on July 18, 1995 to receive testimony and provided for publication and distribution of the Notice of Hearing, stating its desire to conduct a public hearing on whether it should designate a portion of the land contained within its boundaries as "competitively disadvantaged" and has received public comment and testimony;

WHEREAS, the City continued the public hearing to August 1, 1995 to receive and review a draft of the Ordinance and receive additional public testimony;

WHEREAS, the City continued the hearing again until September 5, 1995 to provide sufficient time to provide adequate public notice to the other taxing districts which receive tax revenues from the area which may be designated as "competitively disadvantaged" and therefore may be affected so that they may provide input;

WHEREAS, after consideration of the public testimony and discussion among the members of the Council, the Council desires to declare a portion of the area within its boundaries as competitively disadvantaged.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POST FALLS, IDAHO, as follows:

Section 1: FINDINGS REGARDING NOTICE OF THE PUBLIC HEARING

Pursuant to Idaho Code Sections 50-2906 and 50-2008, the Council held a public hearing on Tuesday, July 18, 1995 at 7:00 p.m. at the Post Falls City Hall, which such hearing was continued until August 1, 1995 and September 5, 1995 to receive further comment. Notice of the public hearing was given as follows:

- (a) Notice of the public hearing was published in the official newspaper of the City, an affidavit of publication is attached hereto as Exhibit "A".
- (b) Notice of the public hearing was sent to all taxing districts which may be affected by the designation, an affidavit of mailing is attached hereto as Exhibit "B".
- (c) Notice of the public hearing was posted in a conspicuous location in the Post Falls City Hall.

The Council, by motion at the July 18, 1995 meeting continued the public hearing to its next regular meeting on August 1, 1995 and thereafter to September 5, 1995.

Section 2: A PRESENTATION WAS MADE AND TESTIMONY WAS RECEIVED AT THE PUBLIC HEARING

The following presentations, information and public testimony was presented at the public hearing and the continued public hearing:

- (a) City staff presented background information on the designation of a portion of the property located within the City limits as "competitively disadvantaged" under the definition of Idaho Code Section 50-2903. Members of the City's staff and consultants were available to answer questions of the Council and members of the public.

(b) The Council received and reviewed a study done by Business Planning Consultants, Inc., with the principal of Business Planning Consultants, Inc. available to respond to questions, concerns or address issues raised by members of the Council or members of the public in attendance at the public hearing. A copy of the report prepared by Business Planning Consultants, Inc. is attached hereto and incorporate herein as though fully set forth as Exhibit "C".

(c) The Council received written testimony, which it considered. A copy of the written testimony is attached hereto as Exhibit "D".

(d) The Council discussed the report, the information it received from City staff and the testimony that was given and gave direction to the staff and attorney for the drafting of the appropriate Ordinance.

Section 3: FINDINGS OF FACT REGARDING AREAS OF COMPETITIVE DISADVANTAGE OF THE CITY

After consideration of the testimony, consultant's report and other information available to it, the Council hereby makes a finding that the City is at a competitive disadvantage when compared with property located across the state line in the State of Washington, Spokane County, including, but not limited to, the following areas:

- (a) Higher property taxes in the City than in Spokane County, Washington;
- (b) The existence of a sales tax on food items in Idaho, which is not levied in Washington;
- (c) The presence of an Idaho State income tax, which is not present in Washington;
- (d) The lack of developed infrastructure, roads, water and sewer lines and a lack of resources, including grant funds, that would allow construction of the necessary infrastructure at a reasonable cost, as opposed to the well developed infrastructure in Spokane County, Washington.
- (e) The lack of a large enough population base in the immediate area to support a significant retail center or increase in the number of retail stores or facilities, as opposed to the population of Spokane County, which is approximately 400,000.

The Council hereby finds that the following types of competitive disadvantage in the City include, but are not limited to, the following:

- (a) higher property taxes affecting both residential and business development in Post Falls;
- (b) the lack of infrastructure in Post Falls, which means water and sewer lines and roads are currently just being built, when the infrastructure in neighboring Washington State was built previously when infrastructure costs were less and federal and state grant funds were more available;
- (c) the application of sales tax on food discourages certain types of development; including retail grocery outlets; and
- (d) personal income taxes applied to individuals makes Idaho a less desirable location for some types of business, particularly businesses that involve income flowing directly to individuals.

The Council lists the following types of business activities are competitively disadvantaged in Kootenai County, particularly the City, as compared to neighboring Washington State:

- (a) Manufacturing or retail facilities in need of significant infrastructure and support, including roads, water and sewer lines;
- (b) Retail facilities, particularly those which sell food items, as a result of the sales tax on food in Idaho; and
- (c) Large retail facilities needing to be located in a population center of 250,000 people or more.

Section 4: BEST INTERESTS OF THE RESIDENTS OF THE CITY AND THE CITY

The Council hereby declares that it is in the best interests of the residents of the City and the City to declare portions of the property located within the boundaries of the City as competitively disadvantaged under the definitions provided in Idaho Code Section 2903, as it now exists or may later be modified. The Council finds that such designation will help to remove some of the negative effects of the competitive disadvantage that currently exists between the City and Spokane County, Washington. The removal of some of the impact of the competitive disadvantage may lead to increased development, consistent with the City's comprehensive plan, which will lead to economic benefits for the community, including, but not limited to the creation of jobs, the orderly development of the City and the development of additional tax revenues which can be used by the City and other taxing districts to provide the necessary services to the residents of the City and surrounding area.

Section 5: DESIGNATION OF AREA AS COMPETITIVELY DISADVANTAGED

The Council hereby designates the following area as "competitively disadvantaged" under the definition of Idaho Code Section 50-2903:

All industrially or commercially zoned acreage within the City boundaries of 40 contiguous acres or more, whether under single or multiple ownership; and an area consisting of approximately 2,000 acres, and lying generally east of the Idaho/Washington Stateline; south of a line 1/8 mile north of Seltice Way, north of the Spokane River, west of McGuire Road.

A copy of this area is shown on the map, which is attached hereto and incorporated herein by reference as though fully set forth as Exhibit "E". This area is within 25 miles of the Washington-Idaho border.

The Council also maintains the right to amend the area designated as competitively disadvantaged by following the procedure set out in Idaho Code 50-2903 and 50-2008 for public hearing and comment.

Section 6: RATIFICATION

All actions (not inconsistent with the provisions of this Ordinance) heretofore taken by the Council, and its employees, with respect to the Acquisition, construction and installation of the Improvements, and the issuance, sale and delivery of the Bonds, are hereby in all respects ratified, approved, and confirmed.

Section 7: SEVERABILITY

If any one or more of the covenants or agreements provided in this Ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements in this Ordinance and shall in no way affect the validity of the other provisions of this Ordinance or of the Bonds.

Section 8: REPEALER

All ordinances, resolutions or parts thereof in conflict herewith, to the extent of such conflict, are hereby repealed.

Section 9: EFFECTIVE DATE

This Ordinance shall be published in the manner provided by law and will be effective from and after its adoption and after its publication, or a publication of its summary, in the official newspaper of the City, all as provided within Idaho Code Section 50-901A.

Section 10: SUSPENSION

Passed, under suspension of the rules at a regular meeting of the City Council of the City of Post Falls held on the 5th day of September, 1995, upon which a roll call vote was duly taken and duly enacted.

PASSED AND APPROVED this 5th day of September, 1995.



CITY OF POST FALLS
Kootenai County, Idaho

[Handwritten Signature]
MAYOR

[Handwritten Signature]
City Clerk
(SEAL)

SUMMARY OF POST FALLS EXPO URBAN RENEWAL PLAN ORDINANCE #990

The City of Post Falls, Idaho, hereby gives notice of the adoption of Post Falls Ordinance No. 990, approving the Expo Urban Renewal Plan; adopting a revenue allocation area; making certain findings and conclusions in support thereof.

Such revenue allocation area located west of Pleasant View Road, south of Seltice Way and north of I-90 is more particularly described as follows:

A Tract Of Land, Including Portions Of: Government Lots 1, 2, 3 And 5, The South Half Of The Northeast Quarter, And The Southeast Quarter Of The Northwest Quarter Of Section 6, Township 50 North, Range 5 West, Boise Meridian, City Of Post Falls, Kootenai County, Idaho.

Beginning At A 3 ½ Inch Brass Cap In The Road Surface, Taken To Monument The Northeast Corner Of Said Section 6 (See Corner Perpetuation And Filing Instrument No. 697406, Kootenai County Records), From Which A 2 Inch Aluminum Cap In The Road Surface, Taken To Monument The East Quarter Corner Of Said Section 6 (See Corner Perpetuation And Filing Instrument No. 1267574, Kootenai County Records) Bears South 00°55'29" West, 2620.92 Feet, Thence, Along The East Line Of The Northeast Quarter Of Said Section 6, Said East Line Also Being The Centerline Of The Right-Of-Way Of Pleasant View Road, As It Now Exists, South 00°55'29" West, 1896.50 Feet; Thence, Perpendicularly To Said East Line, North 89°04'31" West, 25.00 Feet, To The Point Of Intersection Of The Westerly Right-Of-Way Line Of Said Pleasant View Road With The Northwesternly Right-Of-Way Line Of Frontage Road "B", As Shown On The Right-Of-Way Plan For Interstate Highway 90 (F.A.P. Fig 90-1(91)), Said Point Being Monumented By A ½ Inch Rebar With A Plastic Cap, And Said Point Being The True Point Of Beginning:

Thence, Along Said Northwesternly Right-Of-Way Line Of Frontage Road "B", As Follows: North 89°17'51" West, 23.99 Feet, To A ½ Inch Rebar With Plastic Cap; South 69°17'48" West, 178.34 Feet, To A ½ Inch Rebar With Plastic Cap; South 48°34'49" West, 709.69 Feet, To A ½ Inch Rebar With Plastic Cap; South 71°15'32" West, 374.90 Feet To The Point Of Intersection Of Said Northwesternly Right-Of-Way Line With The Northerly Right-Of-Way Line Of Jacklin Road, As It Now Exists, Said Point Being Monumented By A ½ Inch Rebar With Plastic Cap;

Thence, Leaving Said Northwesternly Right-Of-Way Line Of Frontage Road "B", Along Said Northerly Right-Of-Way Line Of Jacklin Road, North 89°04'33" West, 4188.53 Feet, To The Point Of Intersection Of Said Northerly Right-Of-Way Line Of Jacklin Road With The Easterly Right-Of-Way Line Of Beck Road, Said Point Being Monumented By A ½ Inch Rebar With Plastic Cap;

Thence, Leaving Said Northerly Right-Of-Way Line Of Jacklin Road, Along Said Easterly Right-Of-Way Line Of Beck Road, North 00°52'54" East, 359.85 Feet, To The Point Of Intersection Of Said Easterly Right-Of-Way Line Of Beck Road With The Southerly Right-Of-Way Line Of Seltice Way (Formerly U.S. Highway No. 10, F.A.P. 53-A(3)), Said Point Being Monumented By A ½ Inch Rebar With Plastic Cap;

Thence, Leaving Said Easterly Right-Of-Way Line Of Beck Road, Along Said Southerly Right-Of-Way Line Of Seltice Way, As Follows: North 61°26'26" East, 714.69 Feet, To An Angle Point; Perpendicularly, North 28° 33'34" West, 35.00 Feet, To An Idaho Department Of Transportation (IDOT) Right-Of-Way Monument; Perpendicularly, North 61°26'26" East, 2757.56 Feet, To A Point Of Tangent Curvature, Said Point Being Monumented By An Idot Right-Of-Way Monument, Said Monument Being National Geodetic Survey (Ngs) Station Ida 90-64 (Reset 1980) And Being Situated North 59°54'54" East, 4173.90 Feet, From A Concrete Monument With A Brass Cap Being Ngs Station Post;

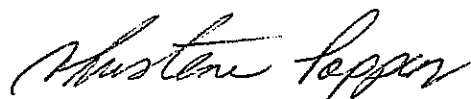
Thence, 1673.52 Feet, Along The Arc Of A 3186.50 Foot Radius Curve Concave To The Southeast, Said Curve Having A Central Angle Of 30°05'28", And Whose Long Chord Bears North 76°29'10" East, 1654.35 Feet, To A Point Of Tangency;

Thence, South 88°28'06" East, 648.70 Feet, To The Intersection Of Said Southerly Right-Of-Way Line Of Seltice Way With Said Westerly Right-Of-Way Line Of Pleasant View Road;

Thence, Leaving Said Southerly Right-Of-Way Line Of Seltice Way, Along Said Westerly Right-Of-Way Line Of Pleasant View Road, South 00°55'29" West, 1834.86 Feet, To The True Point Of Beginning.

The Described Tract Containing A Gross Area Of 202.87 Acres,
More Or Less.

The ordinance further provides that it shall be effective upon publication of this summary. The full text of the summarized Ordinance No. 990 is available at Post Falls City Hall, 408 Spokane Street, Post Falls, Idaho 83854 in the office of the City Clerk.

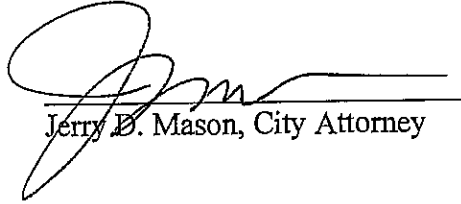


Christene Pappas, City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISER

I, Jerry D. Mason, am the City Attorney for the City of Post Falls, Idaho. I have examined the attached summary of Ordinance No. 990 and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.



Jerry D. Mason, City Attorney

Date: 12/10/01

1710542

ORDINANCE NO. 990

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY IDAHO, APPROVING THE EXPO URBAN RENEWAL PLAN; ADOPTING A REVENUE ALLOCATION AREA; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE: AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a dully incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29; to adopt urban renewal plans, to adopt disadvantage border community area declarations, to adopt revenue allocation areas, and to provide improvements and betterments within an urban renewal area, as designated by the Plan; and

WHEREAS, the City designated the area included in the Expo Urban Renewal Plan a disadvantaged border community area by Ordinance No. 815 adopted on September 5, 1995; and

WHEREAS, the Expo Urban Renewal Plan was submitted to and approved by the City of Post Falls Planning and Zoning Committee on July 10 2001; and,

WHEREAS, the City held one duly-noticed joint workshop between the Urban Renewal Agency and the City Council, on July 19, 2001, and a duly-noticed Public Hearing on September 4, 2001 to review and consider adoption of the Expo Urban Renewal Plan; and,

WHEREAS, the City has reviewed the proposed Expo Urban Renewal Plan, which includes a revenue allocation area provision;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, as follows:

Section 1: The City hereby approves the Expo Urban Renewal Plan, which is attached hereto as Exhibit "A" and by this reference made a part hereof, based on the following findings:

A. The proposed area has been designated as a competitively disadvantaged border community area. The legal description of the lands to be included within the revenue allocation area is as follows:

A Tract Of Land, Including Portions Of: Government Lots 1, 2, 3 And 5, The South Half Of The Northeast Quarter, And The Southeast Quarter Of The Northwest Quarter Of Section 6, Township 50 North, Range 5 West, Boise Meridian, City Of Post Falls, Kootenai County, Idaho.

Beginning At A 3 1/2 Inch Brass Cap In The Road Surface, Taken To Monument The Northeast Corner Of Said Section 6 (See Corner Perpetuation And Filing Instrument No. 697406, Kootenai County Records), From Which A 2 Inch

STATE OF IDAHO } ss
COUNTY OF KOOTENAI }
AT THE REQUEST OF
CITY OF POST FALLS
DEC 20 10 03 AM '01
DANIEL J. ENGLISH
CP
DEPUTY
FEE\$ 15.00

Aluminum Cap In The Road Surface, Taken To Monument The East Quarter Corner Of Said Section 6 (See Corner Perpetuation And Filing Instrument No. 1267574, Kootenai County Records) Bears South 00°55'29" West, 2620.92 Feet, Thence, Along The East Line Of The Northeast Quarter Of Said Section 6, Said East Line Also Being The Centerline Of The Right-Of-Way Of Pleasant View Road, As It Now Exists, South 00°55'29" West, 1896.50 Feet; Thence, Perpendicularly To Said East Line, North 89°04'31" West, 25.00 Feet, To The Point Of Intersection Of The Westerly Right-Of-Way Line Of Said Pleasant View Road With The Northwesternly Right-Of-Way Line Of Frontage Road "B", As Shown On The Right-Of-Way Plan For Interstate Highway 90 (F.A.P. Hg 90-1(91)), Said Point Being Monumented By A ½ Inch Rebar With A Plastic Cap, And Said Point Being The True Point Of Beginning:

Thence, Along Said Northwesternly Right-Of-Way Line Of Frontage Road "B", As Follows: North 89°17'51" West, 23.99 Feet, To A ½ Inch Rebar With Plastic Cap; South 69°17'48" West, 178.34 Feet, To A ½ Inch Rebar With Plastic Cap; South 48°34'49" West, 709.69 Feet, To A ½ Inch Rebar With Plastic Cap; South 71°15'32" West, 374.90 Feet To The Point Of Intersection Of Said Northwesternly Right-Of-Way Line With The Northerly Right-Of-Way Line Of Jacklin Road, As It Now Exists, Said Point Being Monumented By A ½ Inch Rebar With Plastic Cap;

Thence, Leaving Said Northwesternly Right-Of-Way Line Of Frontage Road "B", Along Said Northerly Right-Of-Way Line Of Jacklin Road, North 89°04'33" West, 4188.53 Feet, To The Point Of Intersection Of Said Northerly Right-Of-Way Line Of Jacklin Road With The Easterly Right-Of-Way Line Of Beck Road, Said Point Being Monumented By A ½ Inch Rebar With Plastic Cap;

Thence, Leaving Said Northerly Right-Of-Way Line Of Jacklin Road, Along Said Easterly Right-Of-Way Line Of Beck Road, North 00°52'54" East, 359.85 Feet, To The Point Of Intersection Of Said Easterly Right-Of-Way Line Of Beck Road With The Southerly Right-Of-Way Line Of Seltice Way (Formerly U.S. Highway No. 10, F.A.P. 53-A(3)), Said Point Being Monumented By A ½ Inch Rebar With Plastic Cap;

Thence, Leaving Said Easterly Right-Of-Way Line Of Beck Road, Along Said Southerly Right-Of-Way Line Of Seltice Way, As Follows: North 61°26'26" East, 714.69 Feet, To An Angle Point; Perpendicularly, North 28°33'34" West, 35.00 Feet, To An Idaho Department Of Transportation (IDOT) Right-Of-Way Monument; Perpendicularly, North 61°26'26" East, 2757.56 Feet, To A Point Of Tangent Curvature, Said Point Being Monumented By An Idot Right-Of-Way Monument, Said Monument Being National Geodetic Survey (Ngs) Station Ida 90-64 (Reset 1980) And Being Situated North 59°54'54" East, 4173.90 Feet, From A Concrete Monument With A Brass Cap Being Ngs Station Post;

Thence, 1673.52 Feet, Along The Arc Of A 3186.50 Foot Radius Curve Concave To The Southeast, Said Curve Having A Central Angle Of 30°05'28", And Whose Long Chord Bears North 76°29'10" East, 1654.35 Feet, To A Point Of Tangency;

Thence, South 88°28'06" East, 648.70 Feet, To The Intersection Of Said Southerly Right-Of-Way Line Of Seltice Way With Said Westerly Right-Of-Way Line Of Pleasant View Road;

Thence, Leaving Said Southerly Right-Of-Way Line Of Seltice Way, Along Said Westerly Right-Of-Way Line Of Pleasant View Road, South 00°55'29" West, 1834.86 Feet, To The True Point Of Beginning.

The Described Tract Containing A Gross Area Of 202.87 Acres, More Or Less.

- B. The Expo Urban Renewal Plan conforms to the general plan of the City of Post Falls and conforms to the City of Post Falls Comprehensive Plan.
- C. The Plan indicates the improvements and rehabilitation that are proposed to be carried out, including land uses, densities, building requirements, method of financing, and a revenue allocation financing program.
- D. The Plan does not anticipate the displacement of any families at this time.
- E. The Expo Urban Renewal Plan serves to enhance the provision of adequate park and recreation areas by providing a greater industrial tax base to fund park and recreation programs.
- F. The Expo Urban Renewal Plan affords maximum opportunity for the Urban Renewal Area to develop through private enterprise.
- G. The Expo Urban Renewal Area is an area that is competitively disadvantaged in its ability to attract private investment by virtue of its proximity to Washington which holds certain economic and infrastructure advantages.
- H. The Expo Urban Renewal Plan conforms with both state and local planning and zoning requirements.
- J. The Expo Urban Renewal Plan contains a tax allocation feasibility study which finds and declares that the debt to be incurred to provide the improvements described within the Plan is sufficient to pay the costs of the improvements proposed therein and that the assessed valuation of the revenue allocation area is likely to increase as a result of the initiation of the Urban Renewal project and competitively disadvantaged border community area in an amount sufficient to repay the debt incurred.
- K. The Expo Urban Renewal Plan identifies the kinds, number, and location of all proposed public works or improvements within the revenue allocation area, provides an economic

1710542

feasibility study, provides a detailed list of estimated project costs, provides a fiscal impact statement showing the impact of the revenue allocation area upon all taxing districts levying taxes upon property in the revenue allocation area, and provides a description of the method of financing of the estimated project costs and the time when related costs or monetary obligations are to be incurred.


Section 2: The City of Post Falls, Kootenai County, Idaho, hereby approves the Expo Urban Renewal revenue allocation area as identified in the Expo Urban Renewal Plan.

Section 3: This Ordinance shall be effective upon its passage and publication according to law.

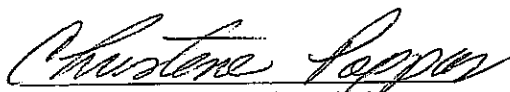
Enacted by the city council as an ordinance of the City of Post Falls on the 6 day of November, 2001.

Approved by the Mayor on the 6 day of November, 2001.

CITY OF POST FALLS

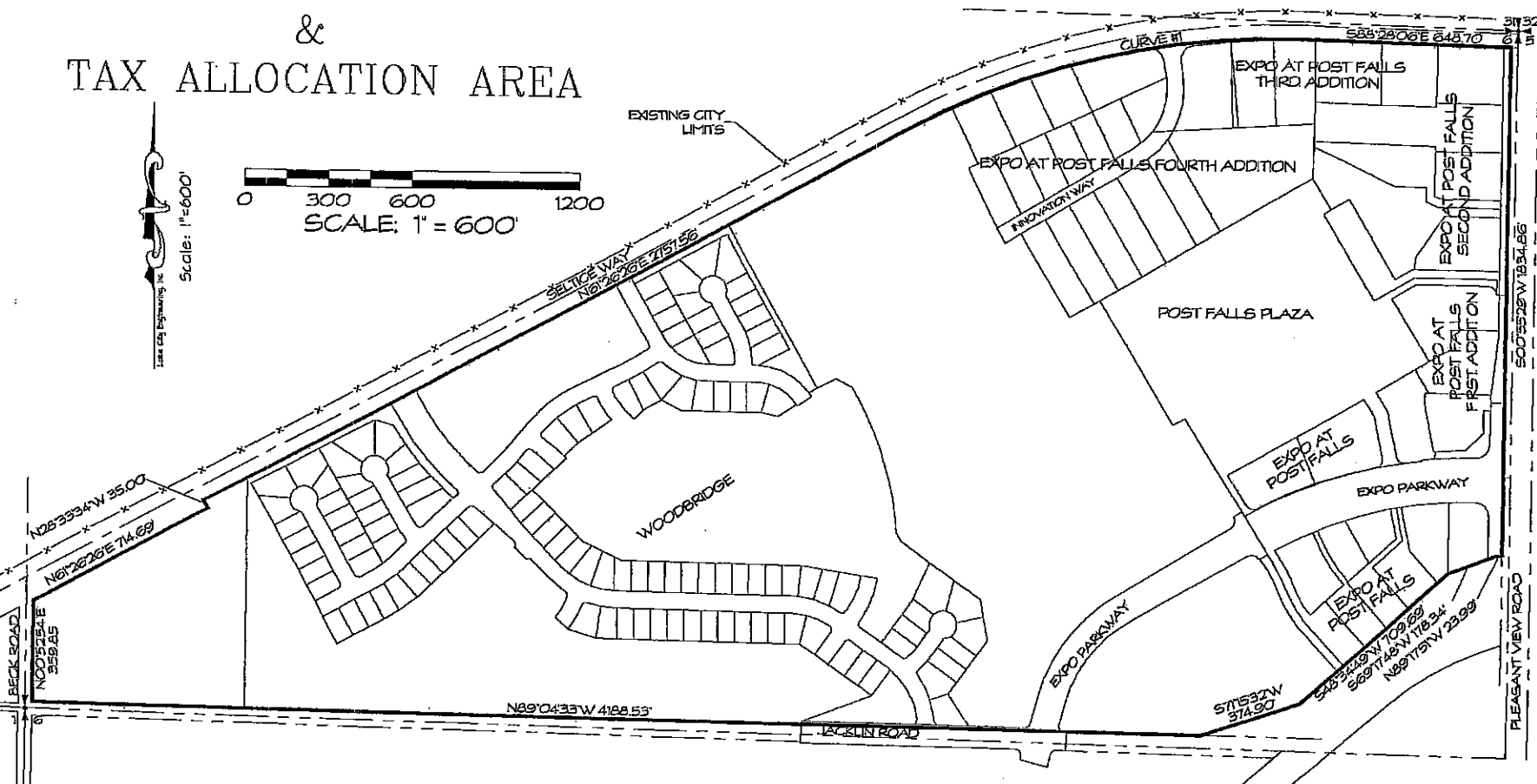
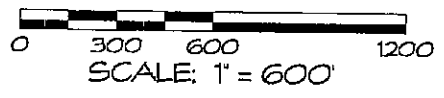
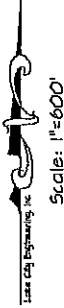

Clay Larkin, Mayor

ATTEST:


Christene Pappas, City Clerk



EXPO URBAN RENEWAL & TAX ALLOCATION AREA



1710542

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
R1	1673.92	3186.50	30°05'28"	1654.39	N 76°29'10" E

DRAWN BY: CHECKED BY: EXPD. DATE: DESIGNED: DATE:	SECTION 6, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN CITY OF POST FALLS KOOTENAI COUNTY IDAHO EXPO URBAN RENEWAL & TAX ALLOCATION AREA ORDINANCE #990 (NOV. 6, 2001)	SHEET
---	---	-----------

SUMMARY OF ORDINANCE NO. 1011

The city of Post Falls, Kootenai County, Idaho, hereby gives notice of the adoption of Post Falls Ordinance No. 1011 an ordinance of the city of Post Falls, Kootenai County, Idaho, to replace Ordinance 990 as the ordinance approving the Expo Urban Renewal Plan, in order to correct the legal description of the revenue allocation area; and to provide a corrected revenue allocation area, more particularly described as:

A parcel of land in Section 6, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, more particularly described as follows:

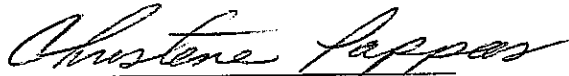
Commencing at the Northeast corner of said Section 6; thence along the East line of said Section South $00^{\circ}55'29''$ West, 61.95 feet to a point on the extension of the southerly right-of-way of Seltice Way; thence along said extension North $88^{\circ}28'06''$ West, 49.56 feet to the TRUE POINT OF BEGINNING;

Thence along said southerly right-of-way North $88^{\circ}28'06''$ West, 623.75 feet; Thence continuing along said right-of-way along a non-tangent curve concave southerly 1673.61 feet, having a radius of 3 186.50 feet, a chord bearing of South $76^{\circ}29'01''$ West, and a chord distance of 1654.44 feet; thence continuing along said right-of-way South $61^{\circ}26'26''$ West, 616.89 feet; thence South $28^{\circ}33'34''$ East, 663.24 feet; thence North $64^{\circ}37'33''$ East, 74.90 feet; thence South $63^{\circ}50'48''$ East, 65.58 feet; thence South $28^{\circ}55'32''$ East, 60.00 feet; thence South $24^{\circ}56'37''$ East, 63.63 feet; thence South $22^{\circ}05'26''$ East, 63.60 feet; thence South $19^{\circ}46'39''$ East, 63.51 feet; thence South $16^{\circ}11'16''$ East, 63.53 feet; thence South $12^{\circ}57'55''$ East, 63.51 feet; thence South $10^{\circ}53'03''$ East, 64.35 feet; thence South $07^{\circ}33'32''$ East, 71.68 feet; thence South $05^{\circ}01'53''$ East, 46.64 feet; thence South $29^{\circ}09'11''$ East, 39.45 feet, thence South $54^{\circ}22'45''$ East, 346.41 feet; thence South $10^{\circ}00'36''$ East, 143.01 feet; thence South $35^{\circ}51'40''$ West, 240.12 feet; thence South $32^{\circ}38'43''$ East, 138.04 feet; thence South $00^{\circ}55'27''$ West, 10.00 feet to a point on the northerly right-of-way of Jacklin Road; thence along said northerly right-of-way North $89^{\circ}04'33''$ West, 2612.91 feet; thence North $69^{\circ}52'50''$ East, 17.74 feet; thence North $00^{\circ}52'54''$ East, 824.63 feet to a point on the southerly right-of-way of Seltice Way; thence along said southerly right-of-way South $61^{\circ}26'26''$ West, 180.78 feet; thence continuing along said southerly right-of-way South $28^{\circ}33'38''$ East, 35.00 feet; thence continuing along said southerly right-of-way South $61^{\circ}26'26''$ West, 714.89 feet to a point on the easterly right-of-way of Beck Road; thence along said easterly right-of-way South $00^{\circ}48'49''$ West, 409.28 feet to a point on the southerly right-of-way of Jacklin Road; thence along said southerly right-of-way South $88^{\circ}45'28''$ East, 1033.46 feet; thence South $00^{\circ}50'24''$ West, 2467.96 feet to a point on the northerly right-of-way of Interstate 90; thence along said northerly right-of-way North $61^{\circ}59'03''$ East, 791.37 feet; thence continuing along said northerly right-of-way North $54^{\circ}55'07''$ East, 2752.44 feet; thence North $00^{\circ}52'25''$ East, 450.15 feet to a point on the southerly right-of-way of Jacklin Road; thence along said southerly right-of-way South $88^{\circ}49'29''$ East, 497.58 feet; thence North $46^{\circ}36'54''$ East, 1050.40 feet to the southeast corner of Lot 1, Block I of EXPO AT POST FALLS as recorded in Book G of Plats at page 470, Kootenai County Records Office; thence along the east line of said Lot 1 North $00^{\circ}55'29''$ East, 154.23 feet; thence North $01^{\circ}02'33''$ East, 265.00 feet to a point on the easterly line of Parcel A of said EXPO AT POST FALLS; thence along said easterly line North $00^{\circ}55'29''$ East,

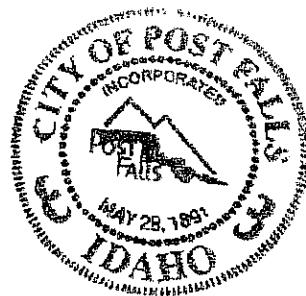
124.52 feet to a point on the easterly line of Lot 1, Block 3 of said EXPO AT POST FALLS; thence along said easterly line North 00°55'29" East, 57.15 feet to the southeast corner of Lot 2, Block 1 of EXPO AT POST FALLS FIRST ADDITION, as recorded in Book G of Plats at page 499, Kootenai County Recorder's Office; thence along said easterly line North 07°42'49" East, 211.48 feet; thence North 00°55 '29" East, 21.53 feet to the southeast corner of Lot 1, Block 1 of said EXPO AT POST FALLS FIRST ADDITION; thence along the east line of said Lot 1, Block 1 North 00°55 '29" East, 131.92 feet to a point on the westerly right-of-way of Pleasant View Road as shown EXPO AT POST FALLS SECOND ADDITION, as recorded in Book G of Plats at page 500, Kootenai County Recorder's Office; thence along said westerly right-of-way of Pleasant View as shown on EXPO AT POST FALLS SECOND ADDITION, as recorded in Book G of Plats, at page 500, Kootenai County Recorder's Office, North 00°55'29" East, 881.23 feet to the TRUE POINT OF BEGINNING;

said parcel containing 236.71 acres, more or less.

The ordinance further provides certain findings and conclusions in support thereof, and providing for other matters properly relating thereto, in order to correct the legal description, and providing that the Ordinance be effective upon the publication of this Summary. The full text of the summarized Ordinance No. 1011 is available at Post Falls City Hall, 408 N. Spokane Street, Post Falls, Idaho 83854 in the office of the City Clerk.

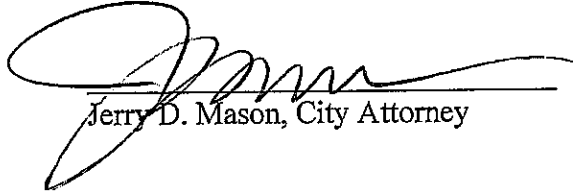

Christene Pappas, City Clerk

Publish once in the City's official newspaper.



STATEMENT OF LEGAL ADVISER

I, Jerry D. Mason, am the City Attorney for the city of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. 1011 and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.



Jerry D. Mason, City Attorney

Date 11/19/02

ORDINANCE NO. 1011

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY IDAHO, TO REPLACE ORDINANCE 990 AS THE ORDINANCE APPROVING THE EXPO URBAN RENEWAL PLAN; ADOPTING A REVENUE ALLOCATION AREA; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO, IN ORDER TO CORRECT THE LEGAL DESCRIPTION

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a dully incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt disadvantage border community area declarations, to adopt revenue allocation areas, and to provide improvements and betterments within an urban renewal area, as designated by the Plan; and

WHEREAS, the City designated the area included in the Expo Urban Renewal Plan a disadvantaged border community area by Ordinance NO. 815 adopted on September 5, 1995; and

WHEREAS, the Expo Urban Renewal Plan was submitted to and approved by the City of Post Falls Planning and Zoning Committee on July 10 2001; and,

WHEREAS, the City held one duly-noticed joint workshop between the Urban Renewal Agency and the City Council, on July 19, 2001, and a duly-noticed Public Hearing on September 4, 2001 to review and consider adoption of the Expo Urban Renewal Plan; and,

WHEREAS, the City has reviewed the proposed Expo Urban Renewal Plan, which includes a revenue allocation area provision; and,

WHEREAS, the City did adopt Ordinance 990 on November 6, 2001, adopting the Expo Urban Renewal Plan describing the boundaries of the Plan Area; and

WHEREAS, Ordinance 990 contained an error in the legal description of the boundary of the Expo Urban Renewal Plan Area,

WHEREAS, the City Council adopts this Ordinance to replace Ordinance 990 as the ordinance establishing the Expo Urban Renewal Plan Area, in order to correct the legal description contained in Ordinance 990, and to provide a new Ordinance number with the correct legal description.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, as follows:

Section 1: The City hereby approves the Expo Urban Renewal Plan, which is attached hereto as Exhibit "A" and by this reference made a part hereof, based on the following findings:

A. The proposed area has been designated as a competitively disadvantaged border community area. The legal description of the lands to be included within the revenue allocation area is as follows:

See Attachment A

B. The Expo Urban Renewal Plan conforms to the general plan of the City of Post Falls and conforms to the City of Post Falls Comprehensive Plan.

C. The Plan indicates the improvements and rehabilitation that are proposed to be carried out, including land uses, densities, building requirements, method of financing, and a revenue allocation financing program.

D. The Plan does not anticipate the displacement of any families at this time.

E. The Expo Urban Renewal Plan serves to enhance the provision of adequate park and recreation areas by providing a greater industrial tax base to fund park and recreation programs.

F. The Expo Urban Renewal Plan affords maximum opportunity for the Urban Renewal Area to develop through private enterprise.

G. The Expo Urban Renewal Area is an area that is competitively disadvantaged in its ability to attract private investment by virtue of its proximity to Washington which holds certain economic and infrastructure advantages.

H. The Expo Urban Renewal Plan conforms with both state and local planning and zoning requirements.

J. The Expo Urban Renewal Plan contains a tax allocation feasibility study which finds and declares that the debt to be incurred to provide the improvements described within the Plan is sufficient to pay the costs of the improvements proposed therein and that the assessed valuation of the revenue allocation area is likely to increase as a result of the initiation of the Urban Renewal project and competitively disadvantaged border community area in an amount sufficient to repay the debt incurred.

K. The Expo Urban Renewal Plan identifies the kinds, number, and location of all proposed public works or improvements within the revenue allocation area, provides an economic feasibility study, provides a detailed list of estimated project costs, provides a fiscal impact statement showing the impact of the revenue allocation area upon all taxing districts levying taxes upon property in the revenue allocation area, and provides a description of the method of financing of the estimated project costs and the time when related costs or monetary obligations are to be incurred.

Section 2: The City of Post Falls, Kootenai County, Idaho, hereby replaces Ordinance 990 to approve the corrected legal description of the Expo Urban Renewal revenue allocation area as identified in the Expo Urban Renewal Plan.

Section 3: This Ordinance shall be effective upon its passage and publication according to law.

Enacted by the city council as an ordinance of the City of Post Falls on the 5 day of November, 2002.

Approved by the Mayor on the 7 day of November, 2002.

CITY OF POST FALLS

Clay Larkin
Clay Larkin, Mayor

ATTEST:

Christene Pappas
Christene Pappas, City Clerk



STATE OF IDAHO } ss
COUNTY OF KOOTENAI }
AT THE REQUEST OF
CITY OF POST FALLS

Nov 14 10 45 AM '02

DANIEL J. ENGLISH
DJE
DEPUTY
FEES _____

7 pgs.

Exhibit "A"

A parcel of land in Section 6, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence along the East line of said Section South 00°55'29" West, 61.95 feet to a point on the extension of the southerly right-of-way of Seltice Way; thence along said extension North 88°28'06" West, 49.56 feet to the **TRUE POINT OF BEGINNING**;

Thence along said southerly right-of-way North 88°28'06" West, 623.75 feet;

Thence continuing along said right-of-way along a non-tangent curve concave southerly 1673.61 feet, having a radius of 3186.50 feet, a chord bearing of South 76°29'01" West, and a chord distance of 1654.44 feet;

Thence continuing along said right-of-way South 61°26'26" West, 616.89 feet;

thence South 28°33'34" East, 663.24 feet;

thence North 64°37'33" East, 74.90 feet;

thence South 63°50'48" East, 65.58 feet;

thence South 28°55'32" East, 60.00 feet;

thence South 24°56'37" East, 63.63 feet;

thence South 22°05'26" East, 63.60 feet;

thence South 19°46'39" East, 63.51 feet;

thence South 16°11'16" East, 63.53 feet;

thence South 12°57'55" East, 63.51 feet;

thence South 10°53'03" East, 64.35 feet;

thence South 07°33'32" East, 71.68 feet;

thence South 05°01'53" East, 46.64 feet;

thence South 29°09'11" East, 39.45 feet;

thence South 54°22'45" East, 346.41 feet;

1763781

thence South 10°00'36" East, 143.01 feet;

thence South 35°51'40" West, 240.12 feet;

thence South 32°38'43" East, 138.04 feet;

thence South 00°55'27" West, 10.00 feet to a point on the northerly right-of-way of Jacklin Road;

thence along said northerly right-of-way North 89°04'33" West, 2612.91 feet;

thence North 69°52'50" East, 17.74 feet;

thence North 00°52'54" East, 824.63 feet to a point on the southerly right-of-way of Seltice Way;

thence along said southerly right-of-way South 61°26'26" West, 180.78 feet;

thence continuing along said southerly right-of-way South 28°33'38" East, 35.00 feet;

thence continuing along said southerly right-of-way South 61°26'26" West, 714.89 feet to a point on the easterly right-of-way of Beck Road;

thence along said easterly right-of-way South 00°48'49" West, 409.28 feet to a point on the southerly right-of-way of Jacklin Road;

thence along said southerly right-of-way South 88°45'28" East, 1033.46 feet;

thence South 00°50'24" West, 2467.96 feet to a point on the northerly right-of-way of Interstate 90;

thence along said northerly right-of-way North 61°59'03" East, 791.37 feet;

thence continuing along said northerly right-of-way North 54°55'07" East, 2752.44 feet;

thence North 00°52'25" East, 450.15 feet to a point on the southerly right-of-way of Jacklin Road;

thence along said southerly right-of-way South 88°49'29" East, 497.58 feet;

thence North 46°36'54" East, 1050.40 feet to the southeast corner of Lot 1, Block 1 of EXPO AT POST FALLS as recorded in Book G of Plats at page 470, Kootenai County Records Office;

thence along the east line of said Lot 1 North 00°55'29" East, 154.23 feet;

1763781

thence North 01°02'33" East, 265.00 feet to a point on the easterly line of Parcel A of said EXPO AT POST FALLS;

thence along said easterly line North 00°55'29" East, 124.52 feet to a point on the easterly line of Lot 1, Block 3 of said EXPO AT POST FALLS;

thence along said easterly line North 00°55'29" East, 57.15 feet to the southeast corner of Lot 2, Block 1 of EXPO AT POST FALLS FIRST ADDITION, as recorded in Book G of Plats at page 499, Kootenai County Recorder's Office;

thence along said easterly line North 07°42'49" East, 211.48 feet;

thence North 00°55'29" East, 21.53 feet to the southeast corner of Lot 1, Block 1 of said EXPO AT POST FALLS FIRST ADDITION;

thence along the east line of said Lot 1, Block 1 North 00°55'29" East, 131.92 feet to a point on the westerly right-of-way of Pleasant View Road as shown EXPO AT POST FALLS SECOND ADDITION, as recorded in Book G of Plats at page 500, Kootenai County Recorder's Office;

thence along said westerly right-of-way of Pleasant View as shown on EXPO AT POST FALLS SECOND ADDITION, as recorded in Book G of Plats, at page 500, Kootenai County Recorder's Office, North 00°55'29" East, 881.23 feet to the **TRUE POINT OF BEGINNING**;

said parcel containing 236.71 acres, more or less.

