



To: Mayor & City Council, Post Falls, Idaho

From: Christi Fleischman, Chairperson, Post Falls Urban Renewal Commission
Joseph Johns, Post Falls Urban Renewal Executive Director

Re: Post Falls Urban Renewal Agency 2025 Annual Report

In accordance with the annual reporting requirements of Idaho Code Section 50-2006(5)(c), we are pleased to present this report of the Post Falls Urban Renewal Agency's activities for the period of January 1, 2025, through December 31, 2025.

Mission

The mission of the Post Falls Urban Renewal Agency is to promote sound economic development and community improvement that enhances the overall quality of life in Post Falls by:

- Providing infrastructure
- Attracting jobs
- Enhancing citizen safety and health

Agency Overview

The Agency was established in 1991 by Resolution 91-11 of the City of Post Falls. It is located in the Chamber of Commerce Building at 201 E. 4th Avenue, Post Falls.

Regular meetings are held on the third Thursday of each month in the City Hall Council Chambers. Most Agency activities are conducted under the oversight of three committees, each composed of three assigned Commissioners, which meet as needed. These committees are:

- Finance & Policy Committee
- District Review Committee
- Communications, Property & Personnel Committee

Commission workshops are held on an as-needed basis to review and discuss Agency activities and upcoming agenda items with the full Commission, rather than in individual committee meetings.

2025 Commission Officers

- Jamé Davis, Chairperson
- Melissa Hjeltness, Vice-Chairperson
- Len Crosby, Treasurer

Urban Renewal Districts

During the reporting period, the Agency administered three active Urban Renewal Districts (URDs):

- Post Falls Technology District
- Downtown District
- Pleasant View District

Calendar Year 2025 Activities – Urban Renewal Districts:

Post Falls Technology Urban Renewal District

The District Proponent, Beyond Green, Inc., completed construction of public infrastructure projects for the Shopping Center portion of the district, identified as Zone C in the District Plan. The constructed public infrastructure includes curbs, roadways (Zorros Road and Trade Avenue), sidewalks, turn lanes, Prairie Avenue frontage improvements, intersection control at Prairie Avenue and Zorros Road, water, sanitary sewer, and underground “dry” utilities. Beyond Green, Inc. has submitted a request for reimbursement of these public infrastructure costs, which is currently under review by the Agency and it’s consulting engineers.

The Agency entered into an Owner Participation Agreement with North Idaho Healthcare Holdings, LLC on November 4, 2025, for the construction of public infrastructure improvements south of Prairie Avenue. Projects identified for construction in the District Plan include the “Meyer Alternative – North” project, which involves sanitary sewer upsizing with increased depth, and the “Foxtail Streets” project, which provides additional street width for collector streets. Construction of the public infrastructure associated with the Prairie Medical Campus is expected to begin in early 2026.

The Post Falls Technology District Plan was recommended for amendment to the City Council by Resolution 2025-08 on November 20, 2025. The purpose of the amendment is to support commercial or industrial growth within the existing revenue allocation area by adopting a revised Appendix A that adds new urban renewal projects within the district.

The projects included in the Plan Amendment will support public infrastructure improvements south of Prairie Avenue related to the proposed Prairie Medical Campus and surrounding commercial development by North Idaho Healthcare Holdings, LLC. The public infrastructure to be constructed includes curbs, roadways (Zorros Road, Prosper Avenue, and Fennecus Road), sidewalks, turn lanes, intersection control at Zorros Road and Prosper Avenue, water, sanitary sewer, and underground “dry” utilities.

The Post Falls City Council approved the Plan Amendment on December 16, 2025, as Ordinance 1547.

A proposal to amend the Agency’s Owner Participation Agreement with North Idaho Healthcare Holdings, LLC, to include the public infrastructure projects identified in the amended District Plan is expected to be formalized in early 2026.

District increment tax remittances received from Kootenai County during the calendar year totaled \$1,277,705.37, resulting in a district fund balance of \$2,986,737.11 available for reimbursement of approved project costs as of December 31, 2025.

Pleasant View Urban Renewal District

The District Proponent is the City of Post Falls. Anticipated development of public infrastructure along Pleasant View Road was placed on hold when the primary commercial/industrial property owner seeking to relocate into the district deferred its plans. In response, the City of Post Falls evaluated various infrastructure development options intended to support smaller potential projects within the district. Subsequently, the Post Falls City Council, in coordination with the Urban Renewal Commission, directed city staff to initiate early closure of the district, which is expected in the coming year.

District increment tax remittances received from Kootenai County totaled \$24,424.75, resulting in a district fund balance of negative \$63,264.90 as of December 31, 2025. This reported fund deficit reflects the Agency's Annual Administrative Fee, which may be treated as an eligible reimbursable cost from future tax increment revenues in accordance with Agency Policy #15.

Downtown Urban Renewal District

The District Proponent is the City of Post Falls. Throughout the year, the Agency continued its review of a second reimbursement request from A & A Construction and Development for costs related to the construction of public infrastructure as part of the Millworx and North Mill One subdivisions. The review of construction costs totaling \$2,422,418 remains ongoing between the Agency's consulting engineers and the district participant.

Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc., an Idaho nonprofit corporation, became the district's first Minor Projects Program participant with Commission approval on June 19, 2025. The Minor Project Reimbursement Agreement provides for reimbursement of an estimated \$84,643.08 in construction costs associated with city-required frontage and alleyway improvements, in accordance with the 2018 City Center Parking Plan.

At its February workshop, the Agency considered a new Project Funding Agreement in response to a request from the City of Post Falls to participate in funding improvements to Warren Playfield, with total project costs estimated at \$422,000. On November 3, 2025, the Commission approved a Project Funding Agreement with the city providing for future reimbursement of \$80,000.

Additional non-URA related development activity throughout the district continues to grow the district's increment value.

The district's increment tax remittances received from Kootenai County during calendar year 2025 totaled \$955,370.53. District participant reimbursements totaled \$779,208.14. District funds allocated to the Minor Projects Program fund according to Agency policy totaled \$143,553.02. As of December 31, 2025, the total district fund balance available for reimbursement of approved project costs was \$188,736.50.

Calendar Year 2025 Activities – Administrative Activity:

Task Order 25-01. Engaged Welch-Comer in reviewing the second request for reimbursement of costs in the Millworx and North Mill One project area from A&A Construction and Development.

Resolution 2025-01. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Pleasant View Urban Renewal District received from the Kootenai County Fire & Rescue District. Approved May 28, 2025.

Resolution 2025-02. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Downtown Urban Renewal District received from the Kootenai County Fire & Rescue District. Approved May 28, 2025.

Resolution 2025-03. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Post Falls Technology District received from the Kootenai County Fire & Rescue District. Approved May 28, 2025.

Resolution 2025-04. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Pleasant View Urban Renewal District received from the Kootenai County Ambulance District. Approved May 28, 2025.

Resolution 2025-05. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Downtown Urban Renewal District received from the Kootenai County Ambulance District. Approved May 28, 2025.

Resolution 2025-06. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Post Falls Technology District received from the Kootenai County Ambulance District. Approved May 28, 2025.

Minor Project Reimbursement Agreement. Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc. Approved June 19, 2025.

Resolution 2025-07. A Resolution of the Post Falls Urban Renewal Agency, making findings concerning a budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026, and adopting said budget. Approved August 20, 2025.

Project Funding Agreement. City of Post Falls, Warren Playfield. Approved October 22, 2025.

Task Order 25-02. Engaged Welch-Comer in reviewing the request for reimbursement of costs associated with public infrastructure improvements associated the Post Falls Aerie No. 3682 Minor Project. Approved November 4, 2025.

Owner Participation Agreement. North Idaho Healthcare Holdings, LLC. Approved November 4, 2025.

Resolution 2025-08. A Resolution of the Post Falls Urban Renewal Agency, recommending an amendment to the Post Falls Technology District Urban Renewal Plan adopted by Post Falls Ordinance 1349 to support the growth or development of a commercial or industrial project within the existing revenue allocation area by adopting a revised Appendix A adding urban renewal projects within the district. Approved November 20, 2025.

Agency Policy #7, Revision to Addendum #3. Reimbursement from Tax Increment. Revised to allow for up to 100% reimbursement of city required costs associated with the 2018 City Center Parking Plan for mixed-use or residential development projects in the Downtown Urban Renewal District. Approved December 18, 2025.

Agency Policy #15, Revision. Plan and Administrative Fee Establishment. Revised to increase the Plan Fee from \$15,000 to \$25,000 for the creation or modification of each urban renewal district, and to establish a \$7,500 Plan Amendment Fee for requests to amend an existing district plan. Approved December 18, 2025.

Agency Policy #16, Revision. Allocation of Administrative and Legal Costs. Revised to remove language explaining the July 2020 policy revision. Approved December 18, 2025.

Financial Information as required by Idaho Code 67-1076(2)(b),(c):

- FY2026 Budget. Resolution 2025-07; Budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026. Attached.
- Unaudited Comparison of FY2025 Budget to Actual Revenues & Expenditures. Attached.
- Date of last independent audit: January 28, 2026. [Attached](#).

Resolution No. 2025 – 7

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, MAKING FINDINGS CONCERNING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND ADOPTING SAID BUDGET

WHEREAS the Post Falls Urban Renewal Agency is an Idaho urban renewal agency formed pursuant to Idaho Code § 50-2006, and

WHEREAS Idaho Code §§ 50-2006(d) and 50-2903(5) require that an Idaho urban renewal agency compile an annual budget estimating expenses and revenues for the following fiscal year of the agency for submission to the local governing body, and

WHEREAS Idaho Code § 50-2006(d) requires an Idaho urban renewal agency to have the same fiscal year as a municipality, and

WHEREAS Idaho Code § 50-1001 provides that the fiscal year for a municipality begins on the first day of October.

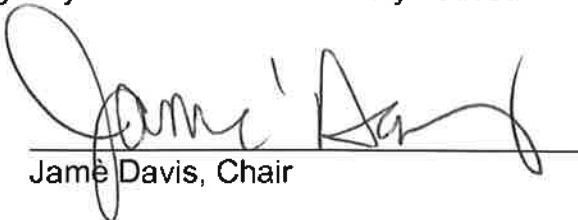
NOW THEREFORE, BE IT RESOLVED BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. That the Agency makes the following findings of fact:

- a. That the estimated revenues of the Agency for the period October 1, 2025 to September 30, 2026, are described in Exhibit A, attached hereto and incorporated by reference herein.
- b. That the estimated expenses of the Agency for the period October 1, 2025 to September 30, 2026, are described in Exhibit A, attached hereto and incorporated by reference herein.

Section 2. That the Agency does hereby adopt Exhibit A as its fiscal year budget for the period October 1, 2025 to September 30, 2026, and does hereby tender a copy of said budget to the Post Falls City Council. Pursuant to Idaho Code § 67-1076(2)(b)(i), the budget shall also be submitted to the Local Governing Entities Central Registry by December 1, 2025.

PASSED by the Post Falls Urban Renewal Agency Commission at its duly noticed meeting on August 20, 2025.


Jamie Davis, Chair

2026 OPERATING BUDGET - POST FALLS URBAN RENEWAL AGENCY

Exhibit "A"

	Actual FY 2024	Budget FY 2025	Budget FY 2026
REVENUES:			
Tax Increment			
Technology District	\$ 887,622	\$ 1,128,562	\$ 1,473,077
Downtown District	\$ 613,308	\$ 750,361	\$ 928,281
Pleasant View District	\$ 11,030	\$ 12,400	\$ 9,964
Other Income	\$ -	\$ -	\$ -
Transfer from General Fund	\$ -	\$ 34,386	\$ 90,574
Interest Income	\$ 146,802	\$ 69,600	\$ 40,750
TOTAL REVENUES:	\$ 1,658,762	\$ 1,995,308	\$ 2,542,646
Carryover (Technology)	\$ 860,489	\$ 1,746,768	\$ 2,924,752
Carryover (Downtown)	\$ 461,419	\$ -	\$ 131,950
Carryover (Pleasant View)	\$ -	\$ -	\$ -
TOTAL FUNDS	\$ 2,980,670	\$ 3,742,076	\$ 5,599,348
EXPENDITURES:			
Proponent Reimbursement			
Technology District	\$ -	\$ 2,850,330	\$ 1,448,077
Downtown District	\$ 1,048,691	\$ 725,361	\$ 903,281
Pleasant View District	\$ -	\$ 12,400	\$ 9,964
Designated Funds (Technology)	\$ 1,723,152	\$ -	\$ 2,924,752
Designated Funds (Downtown)	\$ 1,037	\$ -	\$ 131,950
Designated Funds (Pleasant View)	\$ -	\$ -	\$ -
Debt Repayment	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -
Sub-Total Proponent	\$ 2,772,880	\$ 3,588,090	\$ 5,418,024
Agency Operating Expenses			
Audit	\$ 10,290	\$ 12,500	\$ 15,000
Legal Advertising	\$ 316	\$ 900	\$ 900
Employee Wages	\$ 57,401	\$ 59,046	\$ 61,994
FICA	\$ 4,390	\$ 4,517	\$ 4,742
SUTA	\$ 139	\$ 166	\$ 140
PERSI	\$ 6,538	\$ 7,062	\$ 7,415
Health Benefit	\$ 7,246	\$ 8,400	\$ 8,400
Engineering Services	\$ 4,000	\$ 9,600	\$ 13,000
Contract Legal Services	\$ 5,650	\$ 25,000	\$ 25,000
Other Contract Services	\$ 845	\$ 1,000	\$ 21,000
Insurance	\$ 3,676	\$ 4,375	\$ 4,636
Marketing and Education	\$ -	\$ 3,000	\$ 300
Dues and Memberships	\$ 800	\$ 850	\$ 900
Computer Repair and Maintenance	\$ -	\$ 330	\$ 330
Computer Software	\$ 1,267	\$ 1,272	\$ 1,784
Office Equipment	\$ 1,514	\$ 300	\$ -
Office Supplies	\$ 218	\$ 425	\$ 425
Postage & Shipping	\$ 66	\$ 73	\$ 78
Printing & Copying	\$ 250	\$ 300	\$ 300
Rent - Space & Equipment	\$ 7,990	\$ 7,990	\$ 7,990
Telephone and Internet	\$ 384	\$ 240	\$ 800
Meetings	\$ 145	\$ 390	\$ 390
Website Design, Hosting and Maint.	\$ 350	\$ 1,250	\$ 800
Contingency	\$ 300	\$ 5,000	\$ 5,000
General Fund Carryover	\$ -	\$ -	\$ -
Sub-Total Agency	\$ 113,775	\$ 153,986	\$ 181,324
Total Expenditures	\$ 2,886,655	\$ 3,742,076	\$ 5,599,348

POST FALLS URBAN RENEWAL AGENCY
UNAUDITED COMPARISON - FY 2025 BUDGET TO ACTUAL

	Approved Budget FY 2025	Actual FY 2025
REVENUES:		
Tax Increment		
Technology District	\$1,128,562	\$1,232,838
Downtown District	\$ 750,361	\$ 940,682
Pleasant View District	\$ 12,400	\$ 24,425
Other Income	\$ -	\$ -
Transfer from General Fund	\$ 34,386	
Interest Income	\$ 69,600	\$ 164,399
TOTAL REVENUES:	\$1,995,308	\$2,362,344
Carryover (Technology)	\$1,746,768	\$2,930,990
Carryover (Downtown)	\$ -	\$ 137,511
Carryover (Pleasant View)	\$ -	\$ -
TOTAL FUNDS	\$3,742,076	\$5,430,845
EXPENDITURES:		
Proponent Reimbursement		
Technology District	\$2,850,330	\$ -
Downtown District	\$ 725,361	\$ 779,208
Pleasant View District	\$ 12,400	\$ 24,425
Designated Funds (Technology)	\$ -	\$ -
Designated Funds (Downtown)	\$ -	\$ -
Designated Funds (Pleasant View)	\$ -	\$ -
Debt Repayment	\$ -	\$ -
Interest Expense	\$ -	\$ -
Sub-Total Proponent	\$3,588,090	\$ 803,633
Agency Operating Expenses		
Audit	\$ 12,500	\$ 12,770
Legal Advertising	\$ 900	\$ 279
Employee Wages	\$ 59,046	\$ 59,169
FICA	\$ 4,517	\$ 4,526
SUTA	\$ 166	\$ 129
PERSI	\$ 7,062	\$ 7,092
Health Benefit	\$ 8,400	\$ 8,400
Engineering Services	\$ 9,600	\$ -
Contract Legal Services	\$ 25,000	\$ 10,850
Other Contract Services	\$ 1,000	\$ 78
Insurance	\$ 4,375	\$ 4,441
Marketing and Education	\$ 3,000	\$ 686
Dues and Memberships	\$ 850	\$ 850
Computer Repair and Maintenance	\$ 330	\$ -
Computer Software	\$ 1,272	\$ 1,774
Office Equipment	\$ 300	\$ 240
Office Supplies	\$ 425	\$ 88
Postage & Shipping	\$ 73	\$ 73
Printing & Copying	\$ 300	\$ 192
Rent - Space & Equipment	\$ 7,990	\$ 7,990
Telephone and Internet	\$ 240	\$ 800
Meetings	\$ 390	\$ 290
Website Design, Hosting and Maint.	\$ 1,250	\$ 400
Contingency	\$ 5,000	\$ 1,930
General Fund Carryover	\$ -	\$ 30,939
Sub-Total Agency	\$ 153,986	\$ 153,986
Total Expenditures	\$3,742,076	\$ 957,619