


March 1, 2005

Memo to: Distribution
From: Pat Raffee, URA 
Subject: Staff Report: Stateline Business Park
Amendment to Center Point URD

Attached please find information on the Stateline Business Park, a proposed 48-acre amendment to the Center Point Urban Renewal District plan. Stateline Business Park is located west of Pleasant View and south of Seltice Way, adjacent to the existing Center Point district. Maps are enclosed. Access from Seltice Way via Baugh Way serves as entrance to both Stateline Business Park and to Center Point (now known as Post Falls Corporate Park).

The applicant is proposing a 25-lot business park designed primarily for small manufacturers, warehouses and service businesses, with some retail. These are different end users than those expected to locate near Sysco. Stateline's applicant primarily is seeking infrastructure reimbursement for the typical roads, water, sewer and traffic control projects, though some landscaping along Seltice Way at the entrance is also included. Because some infrastructure has already been installed for Center Point, Stateline's cost estimates are relatively small. Bill Melvin, City Engineer, has reviewed the estimates, and some revisions have already been incorporated, (lowering the total costs and capping the engineering/surveying/project management figures at 15%.)

Stateline Business Park is currently zoned Light Industrial. It conforms to the Comprehensive Plan. I have made a site visit.

A feasibility study projecting future tax revenues is also enclosed; projected tax revenues are dramatically higher than taxes generated to date. Job estimates vary, however 84 Lumber (breaking ground in the next two weeks) is expected to employ 75 people, and a manufacturer of computer components has purchased a parcel for a 20,000 square foot building.

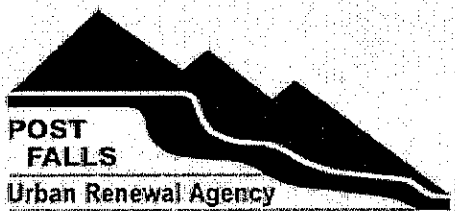
As reminder, evaluating a project within a Competitively Disadvantaged Border Community (which Stateline is in) should entail the following considerations:

1. Does the project encourage private development?
2. Could the project facilitate the long-term growth of the tax base?

At this point, there appear no issues to be resolved, though renaming this district is under consideration by the URA Commission. Taxing districts have received this package, and been asked to respond as well as invited to attend URA's public hearing on Thursday, March 17, 2005, 7AM.

Please call me if you have questions: 777-2744. Thank you.

Distribution: Urban Renewal Agency ✓
Mayor/Council ✓
Planning/Zoning Comm. ✓
City Administrator - Hammond ✓
Urban Renewal Agency Clerk ✓
Public Works Director - Werner ✓
Comm. Dev. Director - Young ✓
Executive Director - Raffee ✓
City Engineer - Melvin ✓



March 1, 2005

To all Taxing District Representatives:

Attached please find information on the Stateline Business Park, a proposed 48-acre amendment to the Center Point Urban Renewal District.

Stateline Business Park is located west of Pleasant View and south of Seltice Way, adjacent to the existing Center Point district. Maps are enclosed. Access from Seltice Way serves as entrance both to Stateline Business Park and to Center Point (now known as Post Falls Corporate Park).

The applicant is proposing a 25-lot business park designed primarily for small manufacturers, warehouses and service businesses, with some retail. These are different end users than those expected to locate near Sysco.

Stateline's applicant primarily is seeking infrastructure reimbursement for the typical roads, water, sewer and traffic control projects. Because some infrastructure has already been installed for Center Point, Stateline's cost estimates are relatively small. These estimates have been reviewed by the City's Engineering staff, and some minor revisions already incorporated.

A feasibility study projecting future tax revenues is also enclosed for your review.

After reviewing these documents, if you have any questions, feel free to contact:

- Brad Marshall, Adams & Clark's Senior Land Planner, 777-1812
- Pat Raffee, PF Urban Renewal Agency's Executive Director, 777-2744

The Urban Renewal Agency would appreciate receiving your written response to this proposed amendment at your earliest convenience. Our deadline is *3PM, Thursday, March 10, 2005*. You may submit your response by mail to our P.O. Box 236, Post Falls, ID 83877-0236, or fax it to 208/777-2665.

The Urban Renewal Agency welcomes your input. We invite your participation at the public hearing before the Urban Renewal Commission, Thursday, March 17, 2005, 7AM at Post Falls City Hall, 408 Spokane Street.

Thank you for your time, and for your district's service to our City.

Respectfully,

Pat Raffee
Executive Director

Enclosure

Distribution: City of Post Falls Kootenai County
North Idaho College Kootenai Hospital District
School Dist. #273 Post Falls Highway District
Post Falls Fire District Kootenai EMS



3/15/05

To URA Commissioners:

The Stateline Business Park feasibility study you received earlier this month was predicated on outdated levy rates, and did not include the Library Bond Only levy. Tom Malzahn, County Treasurer, caught these oversights.

Mike Cady's corrected feasibility study is attached. Please substitute this version for the one you previously received, and consider its forecasts in your decision making on the Stateline Business Park request.

Thank you,
Pat

P.S. FYI, Freeman tells me the URA is not at risk for having overlooked the Library Bond Only levy when agreeing to the Centerpoint URD earlier.

Memo to: Gary Young, Community Development Director,
City of Post Falls

From: Pat Raffee, Executive Director,
Post Falls Urban Renewal Agency

Subject: Stateline Business Park Amendment to Centerpoint URD
City Council Public Hearing, June 21, 2005

Date: May 16, 2005

A Public Hearing on the subject has been placed on the City Council Agenda. City Clerk Chris Pappas has informed me that you will be handling the legal notices and the staff report on this matter. The Urban Renewal Agency will pay the legal notice ad costs upon being invoiced by the City, or by the Press directly.

Stateline Business Park (SBP) is a proposed 48-acre amendment to the Centerpoint Urban Renewal District plan area. Stateline Business Park is located west of Pleasant View and south of Seltice Way, adjacent to the existing Centerpoint district. Industrial and commercial users identified at this stage include 84 Lumber and a computer company.

Prior to the March 17, 2005 public hearing before the Urban Renewal Agency, the following actions took place:

- ✓ Bill Melvin, City Engineer, reviewed SBP infrastructure cost estimates
- ✓ I made a site visit
- ✓ A feasibility study was conducted
- ✓ All taxing districts and internal City departments were notified

The Urban Renewal Agency Commissioners approved Stateline Business Park as a sub-revenue allocation area of the Centerpoint Urban Renewal District, adopting Resolution 2005-01 at its April 21 meeting. (A copy of the resolution is enclosed.) Taxing districts received written notification of the URA's decision.

On May 10, 2005, the Post Falls Planning & Zoning Commission found Stateline Business Park to be in conformance with the City's Comprehensive Plan for Industrial usage in that it:

- Minimizes trucking through residential areas, and is located within close proximity to major transportation corridors (I-90, Seltice Way & Pleasant View routes)
- Is located adjacent to existing industrial uses (i.e. Sysco)
- Will utilize landscape buffers including large trees, tombstone rock entry signage, and topography to shield views from I-90

Now the Urban Renewal Agency respectfully requests the City Council to adopt by ordinance the amended Centerpoint UR Plan, adding SBP's 48 acres to the original 287 acres. Please call if you have questions: 777-2744. Thank you.

Information important to you

**NOTICE OF PUBLIC
HEARING
ORDINANCE ADOPTING
AMENDMENT TO THE
CENTERPOINT URBAN
RENEWAL PLAN**

Notice is hereby given that the Post Falls City Council will hold a public hearing to adopt by ordinance the amended Centerpoint Urban Renewal Plan, adding Stateline Business Park's 48 acres to the original 287. Said hearing to be held at Post Falls City Hall, 408 North Spokane Street, Post Falls, Idaho at 6:00 p.m. on June 21, 2005. At said hearing interested persons may appear and show cause, if any they have, why said proposed amendments should or should not be adopted. A copy of the amended Centerpoint Urban Renewal Plan is available for inspection

at City Hall, weekdays between the hours of 8:00 a.m. and 5:00 p.m. on regular business days beginning June 6, 2005 and thereafter.

Dated May 23, 2005

City of Post Falls
Community Development
Department
Gary Young, Director
Legal PFP1045
June 6, 2005

Information important to you

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Dated May 23, 2005

City of Post Falls
Community Development
Department
Gary Young, Director
Legal PFP1045
June 6, 2005

Adams & Clark, Inc.

306 N. Spokane Street, Suite J • Post Falls, ID 83854 • (208) 777-1812 • Fax (208) 773-6439 • adamsandclark.com

February 17, 2005

Honorable Mayor Clay Larkin

City of Post Falls
408 North Spokane St.
Post Falls, ID 83854

Chairman Richard Moore

Post Falls Urban Renewal Commission
408 North Spokane St.
Post Falls, ID 83854

**RE: Centerpoint Urban Renewal Plan-Request for Amendment to include
Stateline Business Park**

Adams & Clark Project 2003-02-541

Dear Mayor Clay Larkin and Chairman Moore:

As discussed in our September 2, 2004 letter, Stateline Business Park, LLC, represented by Adams & Clark, Inc. is respectfully requesting the Urban Renewal Commission to amend the Centerpoint Urban Renewal Plan to include the Stateline Business Park, encompassing 48 acres, directly north of Post Falls Corporate Park (Centerpoint) fronting Seltice Way (Attachment 1). The Stateline Business Park is a 25-lot subdivision on 48 acres (Attachment 2) located in a Light Industrial (LI) zone. Projected uses for the Stateline Business Park include small manufacturers, warehousing, service businesses, and retail. Most recently, 84 Lumber has purchased 20 acres in the project, with a planned summer 2005 construction.

Like the Post Falls Corporate Park, the Stateline Business Park is located on the west side of the City, near the Idaho/Washington State border. The Stateline Business Park faces the same disadvantages concerning tax structure as the Post Falls Corporate Park, Riverbend, and Expo at Post Falls-Idaho vs. Washington taxation disadvantages, lack of infrastructure that is already in place in most business parks including the Spokane area, lack of mass transit, and distance to a dense population, etc. As proof of this disadvantage, the City has declared this area of the City as a "Competitively Disadvantaged Border Community Area". In addition, the owner of Post Falls Corporate Park, Greenstone Kootenai, Inc., and the owner of the Stateline Business Park consented to the inclusion of the Stateline Business Park in the URD.

The use of Tax Increment Financing is intended to foster business growth and job creation by recovering the cost of constructing public improvements and assist in the development and success of the Stateline Business Park to the benefit of both the Applicant and the City of Post Falls. Like the other business parks, Stateline Business Park can help Post Falls shift from timber-related employment to manufacturing and other employment bases, providing for an increase in economic opportunities for the residents of Post Falls and Kootenai County.

Comprehensive Plan, Zoning and Land Uses

The Stateline Business Park conforms to the Comprehensive Plan, which designates this area of the City as an Industrial Area. The site is zoned Light Industrial, and the projected land uses for the site are light industrial uses, retail, and service, and as such they will comply with the Comprehensive Plan and zoning for the site.

Market

Stateline Business Park and Post Falls Corporate Park are focused on different segments of the industrial/commercial market. The Post Falls Corporate Park is directing their market to large land users such as corporations requiring large industrial sites. Stateline will be marketing to smaller users, often locally owned, requiring much smaller investment. There will likely be smaller users in the Stateline Business Park who will work with large users in the Post Falls Cooperate Park.

Infrastructure

Like the Expo project to the east, which has an approved Urban Renewal Plan, Stateline Business Park has planned improvements to Seltice Way, including resurfacing portions of Seltice Way and the addition of curb, gutter, pathways, traffic control and street lighting. These improvements will encourage the use of Seltice Way, reducing traffic on Interstate 90. The owner of Stateline Business Park has already dedicated right-of-way (BoughWay) to facilitate the Post Falls Corporate Park and the Sysco Facility. Stateline Business Park has also extended water through the site and will install a sewage lift station and line to service the project. The development costs for the Stateline Business Park are estimated in attachment 3.

Tax Increment Financing

Post Falls has grown rapidly over the last 10 years. However, industrial growth has not kept pace with residential growth. Fostering well-planned industrial growth is essential to the fiscal strength of the City, but developing an Industrial Park in Post Falls is challenging due to the disadvantages of tax structure of Idaho vs. Washington. The use of Tax Increment Financing is intended to cover the costs of constructing public improvements, allowing the development to be complete in the market place.

As a basis for the use of Tax Increment Financing, the City of Post Fall has also determined this area to be a Competitively Disadvantaged Border Community Area, and has adopted the following goals as part of the Centerpoint Plan.

- A. To stimulate the development of industrial expansion in this section of the City of Post Falls.
- B. To enhance this potential site for industrial and manufacturing development and expansion.
- C. To improve public infrastructure and public facilities at this site for the benefit of the immediate area.
- D. To enhance and improve transportation routes for the benefit of area businesses, tourists and industrial centers.
- E. To provide industrial manufacturing and related businesses for the residents for Post Falls and visitors.

The use of Tax Increment Financing for the Stateline Business Park is provided for under the existing laws of the State of Idaho, as shown by the approved Centerpoint Urban Renewal Plan. Like Centerpoint, Stateline Business Park will agree to the reimbursement method for the cost for designing and constructing public improvements with the Post Falls Urban Renewal Agency. Stateline Business Park will pay cash or secure traditional financing to pay off the cost of improvements. After the Stateline Business Park is developed and tax increment is created, the agency will reimburse Stateline Business Park for the development costs.

The assessed value for the 48-acre property is \$142,296. However, the property has a \$108,812 agricultural tax exemption, resulting in a valuation of \$33,484 as the starting point for this growth estimate. Upon development, the Stateline Business Park will have an appraised valuation of \$5,466,792 for 41 net acres, resulting in a net increase of \$5,433,308 and providing a substantial difference for tax increment financing.

Based on the attached Stateline Business Park Tax Increment Financing Feasibility Study and existing Centerpoint Plan, adjacent location, prior dedication of right-of-way, present and future value and recorded agreement, we believe including the Stateline Business Park in the Centerpoint Urban Renewal Plan is as logical as the original approval of the Centerpoint Plan. Therefore, we are requesting approval for an amendment to the Centerpoint Urban Renewal Plan to include the Stateline Business Park.

We thank you for your time and consideration in this matter.

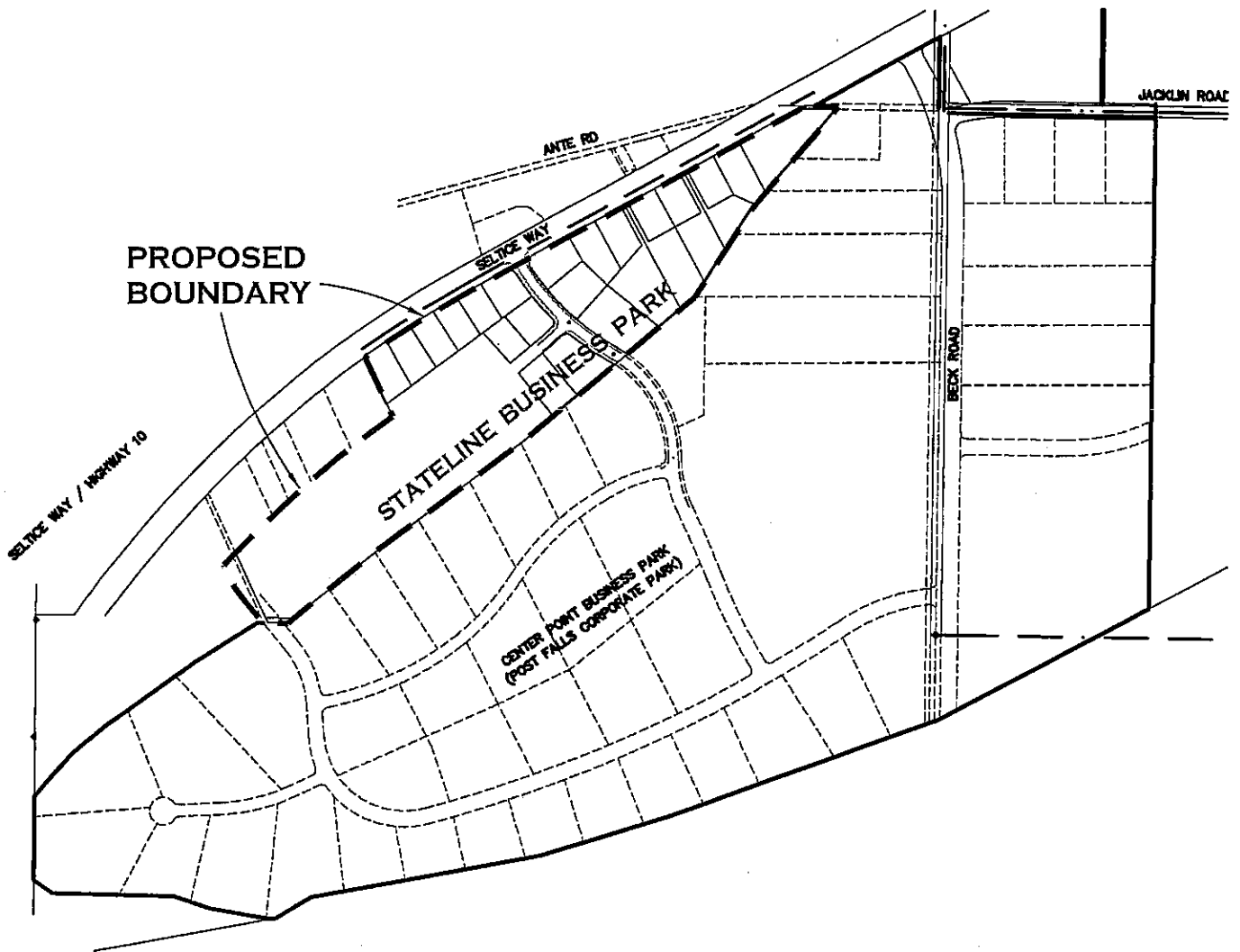
Sincerely,
Adams & Clark, Inc.



Brad Marshall
Senior Land Planner
BM/ag

Cc: Stateline Business Park, LLC
Pat Raffee - Post Falls Urban Renewal Agency

CENTER POINT URBAN RENEWAL PLAN REQUEST FOR AMENDMENT TO INCLUDE STATELINE BUSINESS PARK



LEGEND

- EXISTING BOUNDARY
- - PROPOSED BOUNDARY



SCALE: N.T.S.

ATTACHMENT 1



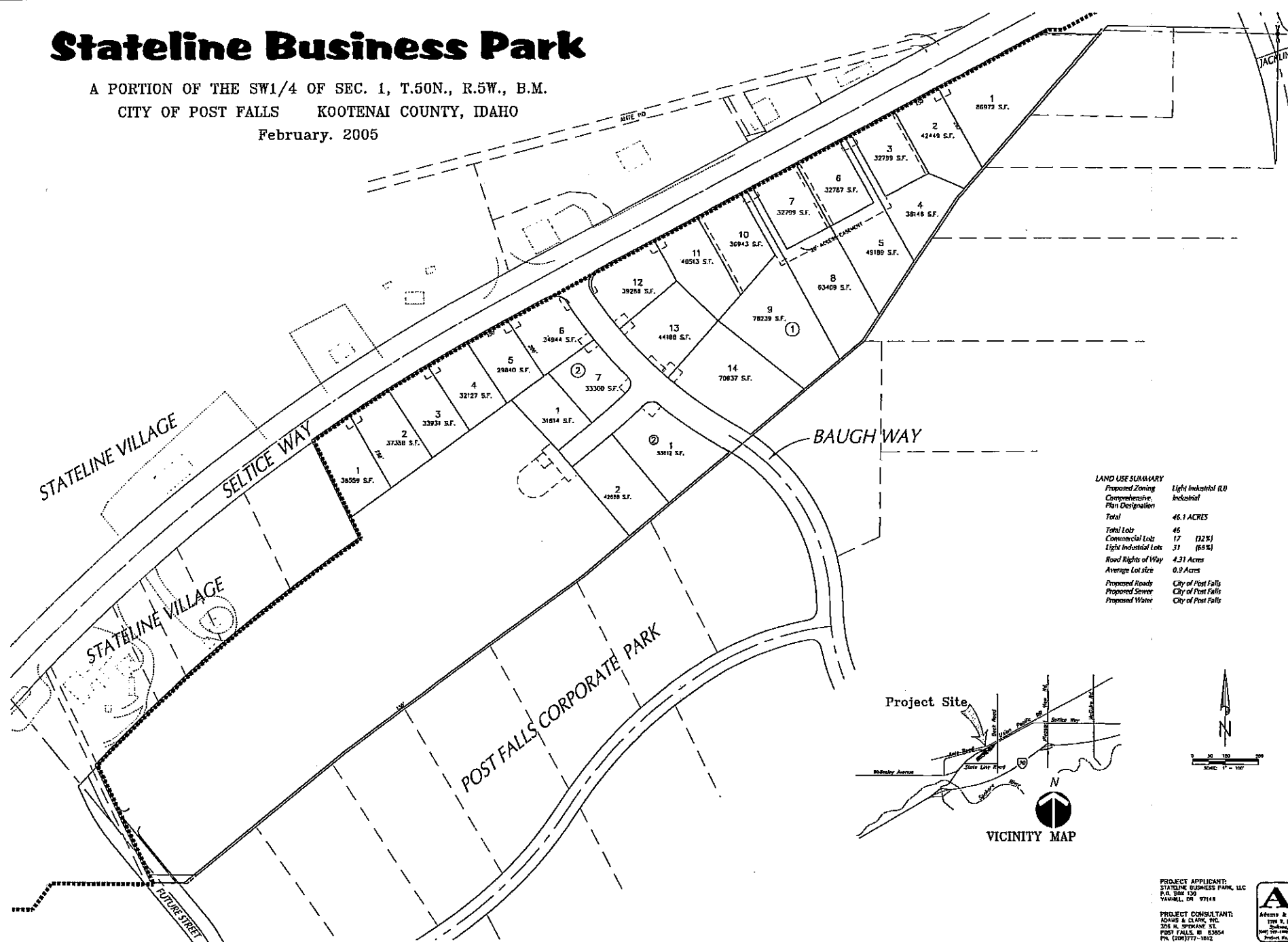
info@adamsandclark.com
Adams & Clark, Inc.
306 N. Spokane St.
Post Falls, ID 83854
(208) 777-1812 F(208) 773-6439
Project No. 2003-02-541

Stateline Business Park

A PORTION OF THE SW1/4 OF SEC. 1, T.50N., R.5W., B.M.

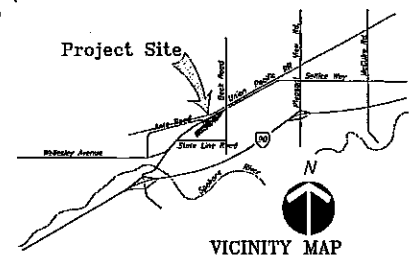
CITY OF POST FALLS KOOTENAI COUNTY, IDAHO

February, 2005



LAND USE SUMMARY

Proposed Zoning	Light Industrial (L2)
Comprehensive Plan Designation	Industrial
Total	46.1 ACRES
Total Lots	46
Commercial Lots	17 (32%)
Light Industrial Lots	31 (68%)
Road Rights of Way	4.31 Acres
Average Lot Size	0.9 Acres
Proposed Roads	City of Post Falls
Proposed Sewer	City of Post Falls
Proposed Water	City of Post Falls



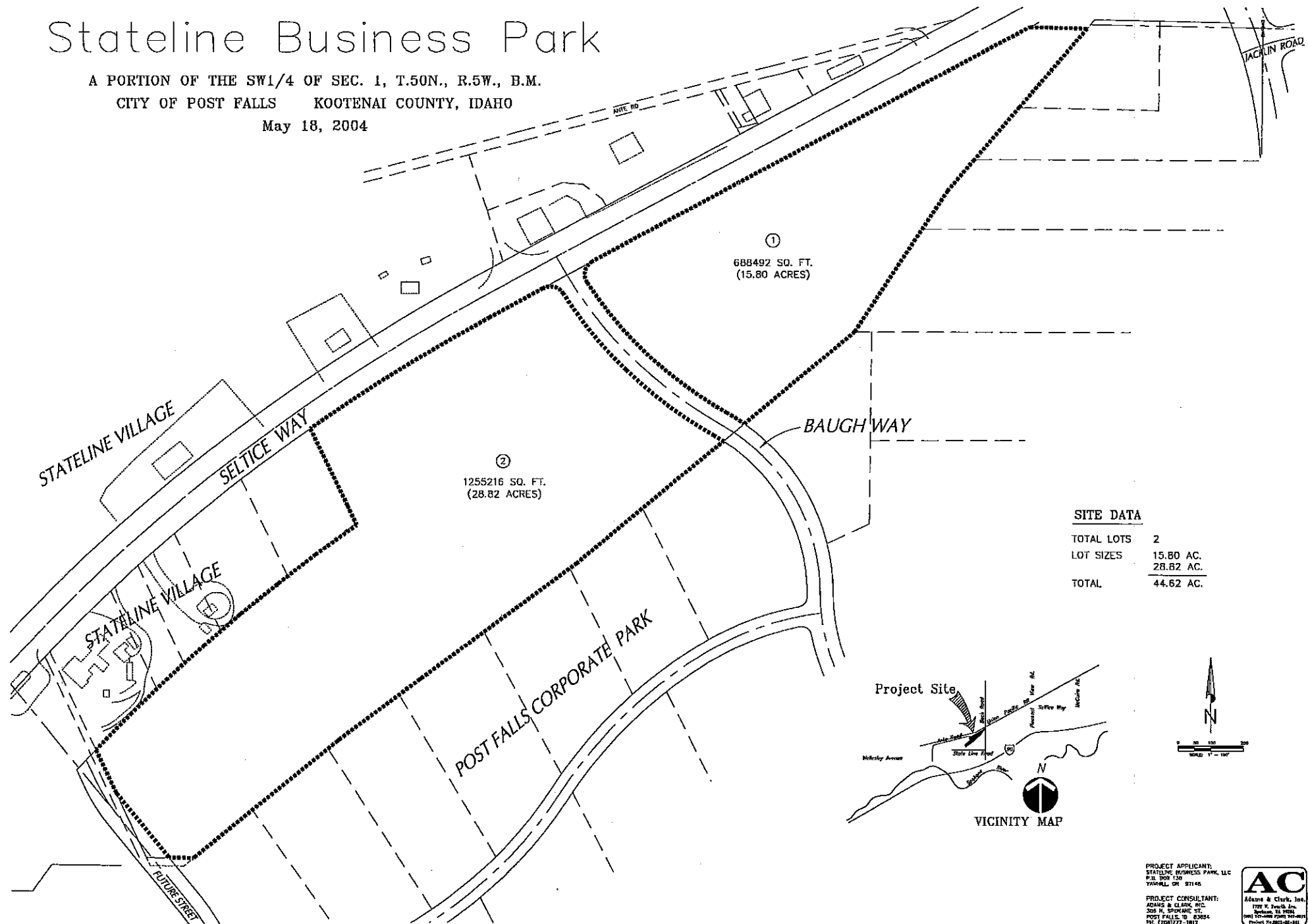
PROJECT APPLICANT:
 STATELINE BUSINESS PARK, LLC
 P.O. Box 130
 VANALDE, ID 87118

PROJECT CONSULTANT:
 ADAMS & CLARK, INC.
 308 N. SPOKANE ST.
 POST FALLS, ID 83854
 PH: (208)777-1812



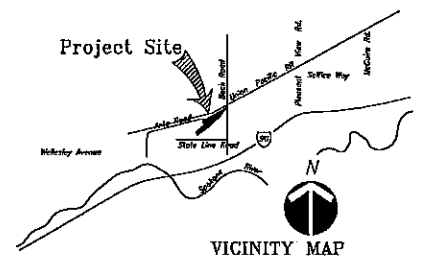
Stateline Business Park

A PORTION OF THE SW1/4 OF SEC. 1, T.50N., R.5W., B.M.
 CITY OF POST FALLS KOOTENAI COUNTY, IDAHO
 May 18, 2004



SITE DATA

TOTAL LOTS	2
LOT SIZES	15.80 AC. 28.82 AC.
TOTAL	44.62 AC.



PROJECT APPLICANT:
 STATELINE BUSINESS PARK, LLC
 P.O. BOX 130
 TAPPAH, OR 97145

PROJECT CONSULTANT:
 ADAMS & CLARK, INC.
 305 N. SPokane St.
 POST FALLS, ID 83854
 PH. (208) 777-1872



Adams and Clark, Inc.

Stateline Business Park
 Construction Cost Estimate
 2/24/2005

Item	Quantity	Unit	Unit Price	Total Price
1 Mobilization	1	LS	\$10,000.00	\$10,000.00
2 Road Grading	410	CY	\$2.25	\$922.50
3 3" on 6" Asphalt Paving	1432	SY	\$10.00	\$14,320.00
4 4" on 6" Asphalt Paving	2273	SY	\$12.50	\$28,412.50
5 Sidewalk Grading	567	FT	\$1.25	\$708.75
6 5' Wide Concrete Sidewalk	567	FT	\$9.75	\$5,528.25
7 Concrete Driveway Approach	579	SY	\$26.30	\$15,227.70
8 8' Wide Paved Pathway	1940	SY	\$9.50	\$18,430.00
9 Curb Grading	2982	FT	\$1.05	\$3,131.10
10 6" Standard Curb and Gutter	2982	FT	\$7.25	\$21,619.50
11 Infiltrative Swale	13097	SF	\$0.90	\$11,787.30
12 Drywell (Single Depth)	10	EA	\$1,850.00	\$18,500.00
13 Curb Inlet	10	EA	\$150.00	\$1,500.00
14 Sidewalk Underdrain	2	EA	\$600.00	\$1,200.00
15 10" C900 Water Main (including valves)	337	FT	\$24.00	\$8,088.00
16 12" C900 Water Main (including valves)	2626	FT	\$26.00	\$68,276.00
17 6" Water Service	19	EA	\$1,500.00	\$28,500.00
18 Fire Hydrant	5	EA	\$2,000.00	\$10,000.00
19 8" Sewer Line	2355	FT	\$20.25	\$47,688.75
20 Sewer Manhole	7	EA	\$2,150.00	\$15,050.00
21 6" Sewer Service	19	EA	\$650.00	\$12,350.00
22 6" Sewer Force Main	2239	FT	\$15.00	\$33,585.00
23 Sewer Lift Station	1	EA	\$120,000.00	\$120,000.00
24 Street Lights	9	EA	\$3,100.00	\$27,900.00
25 Landscaping of Seltice Way Frontage	1	EA	\$53,900.00	\$53,900.00
	Subtotal			\$576,625.35
	Engineering, Surveying and Administration (15%)			\$86,493.80
	Bond Costs			\$3,750.00
	Total			\$666,869.15

Those portions of the S1/2 of Section 1, Township 50 North, Range 6 West, B.M., City of Post Falls, Kootenai County, Idaho, described as follows:

Beginning at the southeast corner of the SW1/4 of said Section 1; thence North 89°13'30" West, along the south line of said SW1/4, a distance of 636.06 feet to the TRUE POINT OF BEGINNING, being 3,282 feet west of the southeast corner of said Section 1; thence continuing North 89°13'30" West, along said south line, 102.84 feet to a point on a line being parallel with and 20 feet northeasterly from, when measured at right angle to, the southeasterly extension of the northeasterly line of Tract 179 of Plat No. 5 of East Farms Irrigated Tracts, according to the plat recorded in Volume "C" at Page 57; thence North 25°14'34" West, along said parallel line, 389.25 feet to a point from which the southerly right-of-way line of Seltice Way, (formerly Yellowstone Trail Highway and Highway #10) bears North 25°14'34" West 330.00 feet; thence northeasterly along the arc of a 5665.00 foot radius curve, concave southerly, through a central angle of 3°49'23", 378.00 feet (long chord = North 45°59'46" East 377.93 feet) to a 1/2" rebar with yellow plastic cap marked "PLS 4182" shown as being set on the Record of Survey filed in Book 17 at Page 27; thence northeasterly along the arc of a 5665.00 foot radius curve, concave southerly, through a central angle of 1°31'09", 150.21 feet (long chord = North 48°46'04" East 150.21 feet) to a 1/2" rebar with yellow plastic cap marked "PLS 4182" shown as being set on said Record of Survey; thence northeasterly along the arc of a 5665.00 foot radius curve, concave southerly, through a central angle of 5°20'21", 527.90 feet (long chord = North 52°21'34" East 527.71 feet); thence North 25°14'34" West 330.00 feet to a point on said southerly right-of-way line of Seltice Way; thence along said southerly right-of-way line the following two (2) calls: 1) northeasterly along the arc of a 5665.00 foot radius curve, concave southerly, through a central angle of 6°31'45", 645.57 feet, (long chord = North 58°10'33" East 645.22 feet); 2) North 61°26'26" East 191.01 feet to Point "A", a point on the westerly right-of-way line of Baugh Way as granted to the City of Post Falls by a Grant of Right-of-Way, Instrument No. 1848707; thence along said westerly right-of-way line the following three (3) calls: 1) along the arc of a 45.00 foot radius curve, concave southerly, through a central angle of 85°45'27", 67.35 feet (long chord = South 75°40'50" East 61.24 feet) to the point of reverse curve of a 1340.00 foot radius curve, concave northeasterly; 2) along the arc of said curve through a central angle of 27°32'13", 644.02 feet (long chord = South 46°34'13" East 637.84 feet) to the point of reverse curve of a 560.00 foot radius curve, concave southwesterly; 3) along the arc of said curve through a central angle of 3°22'05", 32.92 feet, (long chord = South 58°39'18" East 32.91 feet); thence South 50°02'01" West 585.81 feet; thence South 53°46'21" West 904.65 feet; thence South 51°16'48" West 616.53 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of the said S1/2 of Section 1, described as follows:

Beginning at the aforesaid Point "A", thence along said southerly right-of-way line of Seltice Way the following four calls (4): 1) North 61°26'26" East 170.53 feet to the TRUE POINT OF BEGINNING, a point on the easterly right-of-way line of Baugh Way as granted to the City of Post Falls by a Grant of Right-of-Way, Instrument No. 1848707; 2) North 61°26'26" East 1555.16 feet to a concrete right-of-way monument; 3) South 89°14'40" East 39.92 feet to a concrete right-of-way monument; 4) North 61°26'26" East 4.61 feet to a point on the northerly line of said S1/2 of Section 1; thence South 88°48'03" East, along said northerly line, 122.86 feet to a point on the northeasterly extension of a segment of the northwesterly boundary of Parcel 3 as shown on the Record of Survey filed in Book 16 at Page 70; thence along said extension and then along said northwesterly boundary of Parcel 3 the following three (3) courses: 1) South 40°18'44" West 684.10 feet; 2) South 33°19'57" West 521.49 feet; 3) South 50°02'01" West 442.28 feet to a point on a 640.00 foot radius curve, concave southwesterly on said easterly right-of-way line of Baugh Way; thence along said easterly right-of-way line of

Baugh Way the following three (3) calls: 1) along the arc of said curve through a central angle of $5^{\circ}32'46''$, 61.95 feet (long chord = North $57^{\circ}33'57''$ West 61.93 feet) to the point of reverse curve of a 1260.00 foot radius curve, concave northeasterly; 2) along the arc of said curve through a central angle of $26^{\circ}56'32''$, 592.49 feet (long chord = North $46^{\circ}52'04''$ West 587.05 feet) to the point of compound curve of a 45.00 foot radius curve, concave southeasterly; 3) along the arc of said curve through a central angle of $94^{\circ}50'14''$, 74.49 feet (long chord = North $14^{\circ}01'19''$ East 66.27 feet) to the TRUE POINT OF BEGINNING.