

Minutes of Meeting
City of Post Falls
May 18, 2021
1:00 p.m.

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda items. Also present were Treasurer Steve Matheson, Civil Deputy Prosecuting Attorney Pat Braden, BOCC Communications Manager Nancy Jones and Deputy Clerk Tina Ginorio. Also present were Post Falls City Administrator Shelly Enderud and Post Falls Urban Renewal Agency Executive Director Diane Fountain.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 1:04 p.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

Review of Downtown and Pleasant View Urban Renewal District (Discussion)

Post Falls City Administrator Shelly Enderud remarked that there had been a previous URD (Urban Renewal District) in Post Falls called the City Center District that opened in 1994 and closed after 24 years. She said the Downtown District would continue with what City Center had begun. She stated that infrastructure improvements would include parking areas, parks and gathering places. She described a number of the projects planned and the order in which they would be developed. She also gave some details on related projects that would be eligible for infrastructure reimbursement.

Auditor's Office Tax Accounting Specialist Jeanette Bradley entered the meeting at 1:07 p.m.

Post Falls Urban Renewal Agency Executive Director Diane Fountain called attention to the documents she provided to the Commissioners. She explained how the initial base value of the district would improve and the positive impact it would ultimately have on tax revenue for the County and other taxing entities.

Ms. Fountain pointed out the appendices which listed the public meeting dates during which the URDs had been discussed and also included copies of related articles from the local press. She said they had made every effort to provide transparency.

Commissioner Leslie Duncan asked what percentage of the URD's area shown by the provided maps was considered "blighted."

Ms. Enderud said that the whole area included in the resolution was defined as "disadvantaged and blighted." She explained the methods used by the eligibility study to make that determination. She also listed the improvements which had been made under the prior URD, such as repairs to paving, installation of planters, the creation of a parking lot for Centennial Trail, and upgrades to 4th Avenue, Henry Street and Frederick Street.

Ms. Enderud reminded the Commissioners that there were three upcoming URD closures coming in 2021 and 2022, which should generate about \$532 million in new development. She noted that the County would receive about \$965,000 in additional tax revenue from those. She also reviewed the impact that newly passed legislation would have on revenues received by the County and other taxing entities.

Intergovernmental Agreement for the Pleasant View District, City of Post Falls and the Urban Renewal Agency (Action)

Ms. Enderud further described the proposed Pleasant View District’s industrial development and job creation. She remarked that the City of Post Falls was paying for part of the Phase I water, sewer and road improvements. She said there was also a \$500,000 grant coming from the Idaho Department of Commerce which was related to the jobs created by a transportation company’s planned facility. She also described their efforts to seek additional grants.

In response to questions from Commissioner Duncan and Chairman Fillios, Ms. Enderud explained exactly what the County’s obligations and commitments would be, if the Board approved the intergovernmental agreement, as presented.

Commissioner Duncan moved that the Board approve the intergovernmental agreement for the Pleasant View District with the City of Post Falls and the Urban Renewal Agency. Commissioner Brooks seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

- Commissioner Brooks: Aye
- Commissioner Duncan: Aye
- Chairman Fillios: Aye

The motion carried.

D. Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There were no public comments.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 1:39 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
