

**Minutes of Meeting
City of Post Falls
August 4, 2020
11:00 a.m.**

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda item. Also present were Community Development Director David Callahan, 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, Post Falls City Engineer Bill Melvin, Post Falls Urban Renewal Representative Diane Fountain and Kootenai County Resident Jeff Tyler. Mr. Braden attended via teleconference.

- A. **Call to Order:** Chairman Chris Fillios called the meeting to order at 11:03 a.m.
- B. **Changes to the Agenda (Action):** There were no changes to the agenda.
- C. **Business (Action):**

Potential Joint Powers Agreement between the City of Post Falls and Kootenai County to Assist with the Creation of a New Urban Renewal District for Project Drive

Post Falls City Administrator Shelly Enderud, Post Falls City Engineer Bill Melvin and Post Falls Urban Renewal Representative Diane Fountain introduced themselves.

Ms. Enderud stated that they would like the BOCC to enter into a joint powers agreement with them to facilitate the creation of a new Urban Renewal District (URD) for Project Drive. She said that the City of Post Falls wished to annex a portion of land currently under the County in a way similar to that done for the Technology Park Project. She provided a map and pointed out the area under consideration. She stated that they had “Consent to Annex” forms from all but two of the entities affected and expected to receive those shortly.

Ms. Enderud explained that it typically took longer to annex land than it took to set up the URD, which was why they wanted to start the process now. She stated that Project Drive had purchased the 67 acre property just south of Solid Waste.

Ms. Enderud said that they were trying to create an increment to help pay for the water, waste water and transportation upgrades needed. She reported that their engineering department had submitted an application for a grant to the Federal Highway Administration for about \$21.6 million and expected to receive a reply on that by September 30, 2020. She stated that they were working on the eligibility study and the feasibility study at this time. She predicted the total infrastructure costs would be somewhere between \$40 million to \$50 million dollars.

Ms. Fountain called attention to the provided list of properties that would be included in the district and said they would ask the BOCC to sign off on them. She commented that

the County currently received about \$8,000 per year from the properties and said that amount would be taken as the base value. She reviewed some additional information on other URDs which had been included in the packet.

Civil Deputy Prosecuting Attorney Pat Braden stated that some of the properties on the list were actually in the ACI (Area of City Impact) of the City of Hauser. He asked if their representatives had been consulted yet.

Ms. Enderud replied that she and Post Falls Attorney Warren Wilson had spoken to the Hauser Planner and their attorney, with no objections having been voiced. She added that Hauser's agreements with Kootenai County would not be affected.

Community Development Director David Callahan indicated that he had no objections, either.

Ms. Enderud outlined the steps to be taken to accomplish their objectives and stated she would provide a timeline.

Ms. Fountain listed the members of the Post Falls Urban Renewal Agency: Larry Carstensen, Jamie Davis, Collin Coles, Christi Fleischman, Jerry Baltzell, Len Crosby and Eric Clemensen. She added that a public hearing process would have to be followed to ensure that the URD could be formed.

Commissioner Leslie Duncan expressed her concerns regarding the project. She said that many people had complained to the Board about growth not paying for itself. She remarked that the subject area wanted to grow, but intended to form an URD instead of paying for itself. She said she wanted some time to consider the request.

Commissioner Bill Brooks said he would also like time to think this over.

Chairman Fillios called on Kootenai County Resident Jeff Tyler and asked for input.

Mr. Tyler, of 5892 West Harbor Drive, Coeur d'Alene, commented that the Northwest Property Owners Alliance was opposed to URDs in general. He offered the Wikipedia definition of Urban Renewal. He said that, in this instance, he could see the point of the project, because Post Falls wanted to attract more business development because it returned more tax revenue to the community than residential development. He said his purpose in attending the meeting was to be a voice for the average citizen and their property taxes. He remarked that he did not think this project would affect personal property taxes in a significant way.

Mr. Braden stated that a public hearing in the County would not be required but the Board could have one if the Commissioners wished.

It was generally agreed by the Commissioners to take some additional time to study the project before making a decision. Commissioner Duncan suggested it be added to the Commissioners' Status Update.

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 additional public comments.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 11:33 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
