



October 9, 2015

The Honorable Dan G. Johnson, Co-Chairman
The Honorable Rick D. Youngblood, Co-Chairman
The Honorable Jeff C. Siddoway
The Honorable Kathleen Sims
The Honorable Chuck Winder
The Honorable Robert Anderst
The Honorable Mary Souza
The Honorable Lance Clow
The Honorable Maryanne Jordan
The Honorable Hy Kloc

Dear Interim Committee Members:

I am aware that your committee is reviewing Idaho's Urban Renewal Law. While that may be a good idea, I urge you to preserve the utility of the law for the benefit of the various communities.

Here in Coeur d'Alene the wonderful addition to our community, McEuen Park would not have been possible without the partnership with the Urban Renewal Agency and tax increment participation.

Tweak it if you must, but preserve the utility of the law.

Thank you for allowing us the opportunity to present this information.

Sincerely,

CONTRACTORS NORTHWEST INC.

A handwritten signature in black ink, appearing to read "D. Dean Haagenson".

D. Dean Haagenson, CEO

cc: Mike Nugent mnuigent@Iso.idaho.gov

Coeur d'Alene P.O. Box 6300, Coeur d'Alene, ID 83816-1938 // Phone: (208) 667-2456 // Fax: (208) 667-6388

Boise P.O. Box 190689, Boise, ID 83719-0689 // Phone: (208) 362-9656 // Fax: (208) 362-9701

contractorsnorthwest.com

Idaho Contractors Registration # RCE-1919

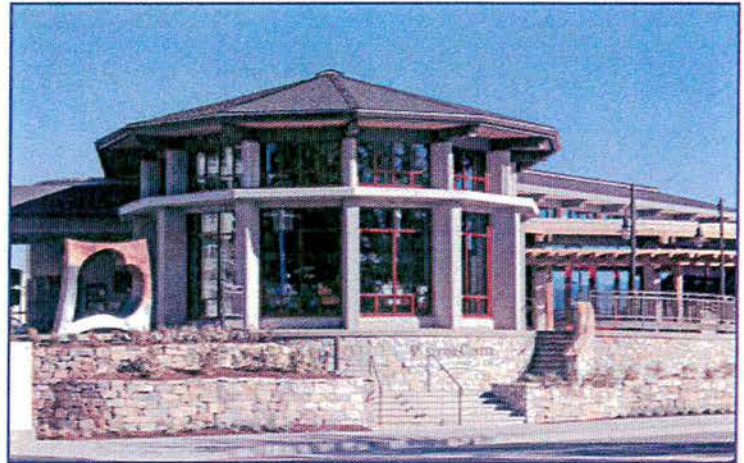


October 15, 2015



Connecting you to the *heart* of the Community

The Honorable Dan G. Johnson, Co-chairman
The Honorable Rick D. Youngblood, Co-chairman
The Honorable Jeff C. Siddoway
The Honorable Kathleen Sims
The Honorable Chuck Winder
The Honorable Robert Anderst
The Honorable Mary Souza
The Honorable Lance Clow
The Honorable Maryanne Jordan
The Honorable Hy Kloc



Dear Interim Committee Members:

Ten years ago the entrance to Coeur d'Alene's waterfront downtown core was marked on the right by beautiful Lake Coeur d'Alene, and on the left by a dilapidated 1950's/60's gas station.

The properties at Northwest Blvd. and Sherman Ave. at 1st Street had multiple owners, each piece too small to develop. If it had not been for our Urban Renewal Agency (URA) and the City of Coeur d'Alene, these properties would not have been combined and the necessary infrastructure provided, which allowed for the Chamber of Commerce to invest two million dollars into an incredible Visitors Center office complex. Again, this two million dollar private investment could not have happened *'but for'* the support of our urban renewal agency and the city in acquiring the land and selling it to the Chamber of Commerce.

Today, our downtown core has this beautiful building as a welcoming beacon to a vibrant retail and entertainment area. The building also serves over 35,000 visitors annually at the Visitors Center. This building not only houses the Chamber of Commerce, but is also home to five other nonprofits whose operations positively impact the community's vibrancy. the Downtown Association, the North Idaho Centennial Trail Foundation, the Arts & Cultural Alliance, the Convention and Visitors Bureau (CVB), and CDA 2030, our community's long-range strategic visioning organization. It could be argued that the community impact of these organizations housed in this landmark building are immeasurable, made possible by our forward thinking URA.

Thank you for allowing us the opportunity to present this information.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Wilson".

Steve Wilson, President/CEO
Coeur d'Alene Chamber of Commerce

October 14, 2015

Art and Trudy Elliott
EllPines West, Inc.
610 S. 18th Street
Coeur d'Alene, ID 83814-5225

RE: Urban Renewal

To: Urban Renewal Committee, Idaho Legislature

Trudy and I recently downsized and moved to the East Sherman end of Coeur d'Alene where we built our retirement home within easy walking distance of downtown. We have not regretted for a moment giving up our lake view for the convenience of being that close to downtown.

The incredible improvements to McEuen Park and the library are just a 20 minute walk away. Whether to check out a book, play tennis or just watch the fun families have together in the park would not have been possible without urban renewal funding.

For a further excursion we just hop on our tandem bicycle and in less than 30 minutes from home we are at Riverstone and 10 minutes past there we are at the Kroc Center. These are two other projects that would not have occurred without urban renewal funding.

The quality of life that we enjoy continues to be improved by projects like the four above.

It goes without saying that these projects during their construction and ongoing maintenance and improvement provide jobs on an ongoing basis.

Sincerely,

ELLPINES WEST, INC.



CITY OF IDAHO FALLS

Office of the Mayor
City Hall
P.O. Box 50220
Idaho Falls, ID 83405



Rebecca L. Noah Casper
Mayor

The Honorable Dan G. Johnson, Co-Chairman
The Honorable Rick D. Youngblood, Co-Chairman
The Honorable Jeff C. Siddoway
The Honorable Kathleen Sims
The Honorable Chuck Winder

The Honorable Robert Anderst
The Honorable Mary Souza
The Honorable Lance Clow
The Honorable Maryanne Jordan
The Honorable Hy Kloc

Dear Interim Committee Members:

Since Ball Ventures will address the committee about the recent and dramatic Snake River Landing success in Idaho Falls where an abandoned gravel pit has been converted to a mixed use project, I wish to share a different story of Urban Renewal triumph. Below, I offer a brief history of the oldest urban renewal district in Idaho Falls—the Snake River Urban Renewal District.

When the Snake River district was created in 1988, the central area of Idaho Falls located between I-15 and the Snake River was dominated by vacant property, gravel roads, poor storm drainage, substandard or non-existent water and sewer mains, and outdoor storage. The main local road through the area was an arterial street without curbs, gutters, or sidewalks. A salvage yard, outdoor storage of road maintenance materials, and a forty-year old trailer park were on the I-15 entrance to Idaho Falls. The Snake River, one of the City's major assets, had limited public access and was too often hidden behind aging, (sometimes rusty) metal industrial warehouses.

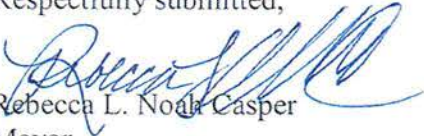
When the Shilo Inn proposed a multi-million dollar facility on the Snake River, Idaho Falls created the district to reconstruct the arterial street; to provide storm drainage, pedestrian facilities and landscaping; and to improve local streets and provide utilities as private investment occurred. This assistance reduced the primary impediment to development of the central area of the city—lava rock on or near the surface. To date, the redevelopment agency, through one bond, loans, developer financing, and cash on hand, has invested approximately \$18.4 million in the district. This public investment in the Snake River urban renewal district spurred a tax increment of \$143.8 million (using 2014 values). This means that for each \$1 of public investment, the tax assessment has increased by about \$7.80!

Overall, more than two dozen properties have been built out and older, established businesses have made major re-investments. More importantly, Idaho Falls now has an I-15 entrance which welcomes both visitor and resident to the City. The use of tax increment financing has created a vibrant heart to our central city corridor, one which is still enticing new businesses, jobs, and investments. The district soon will close in 2018, but its impact will be felt for decades.

It is important to convey that our urban renewal agency has been conservative in its investments over the years. The agency board has primarily addressed necessary infrastructure and service delivery improvements to streets, water, sewer, storm drainage, and electric utilities (Idaho Falls has its own power company) required for private investment. The City Council has approved the plans for the districts and knowledgeable, trusted people have been appointed to the agency. Among them are: commercial loan officers, lawyers, accountants, county commissioners, economic development specialists, and always an interested City Council member. In addition, the agency works to keep the City Council and the public informed of its progress on the projects outlined in the approved plans. Its public meetings are faithfully advertised, streamed live on the internet, and archived for viewing anytime from the city website.

Urban renewal and tax increment financing are tools we as local elected officials must have to eliminate blighted areas of our cities and improve the economic climate of our communities. To date, they are the only significant tool we have to improve our economic base. Thank you for providing the opportunity to share information about some of Idaho Falls' urban renewal achievements with the committee.

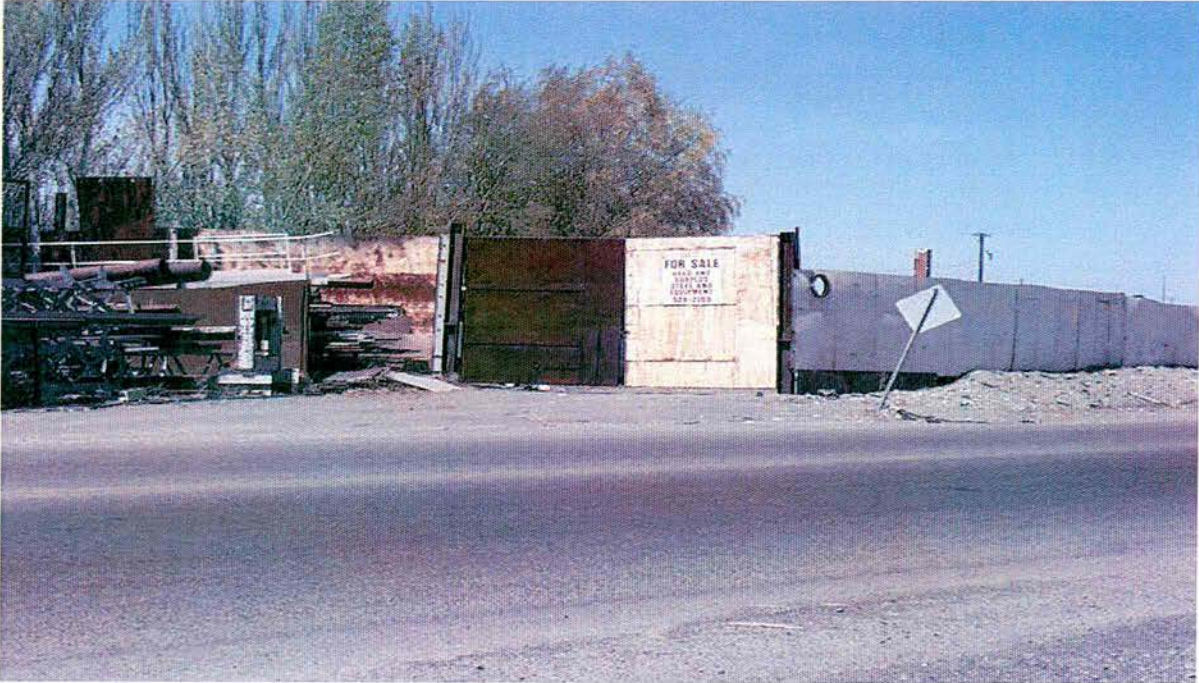
Respectfully submitted,



Rebecca L. Noah Casper
Mayor

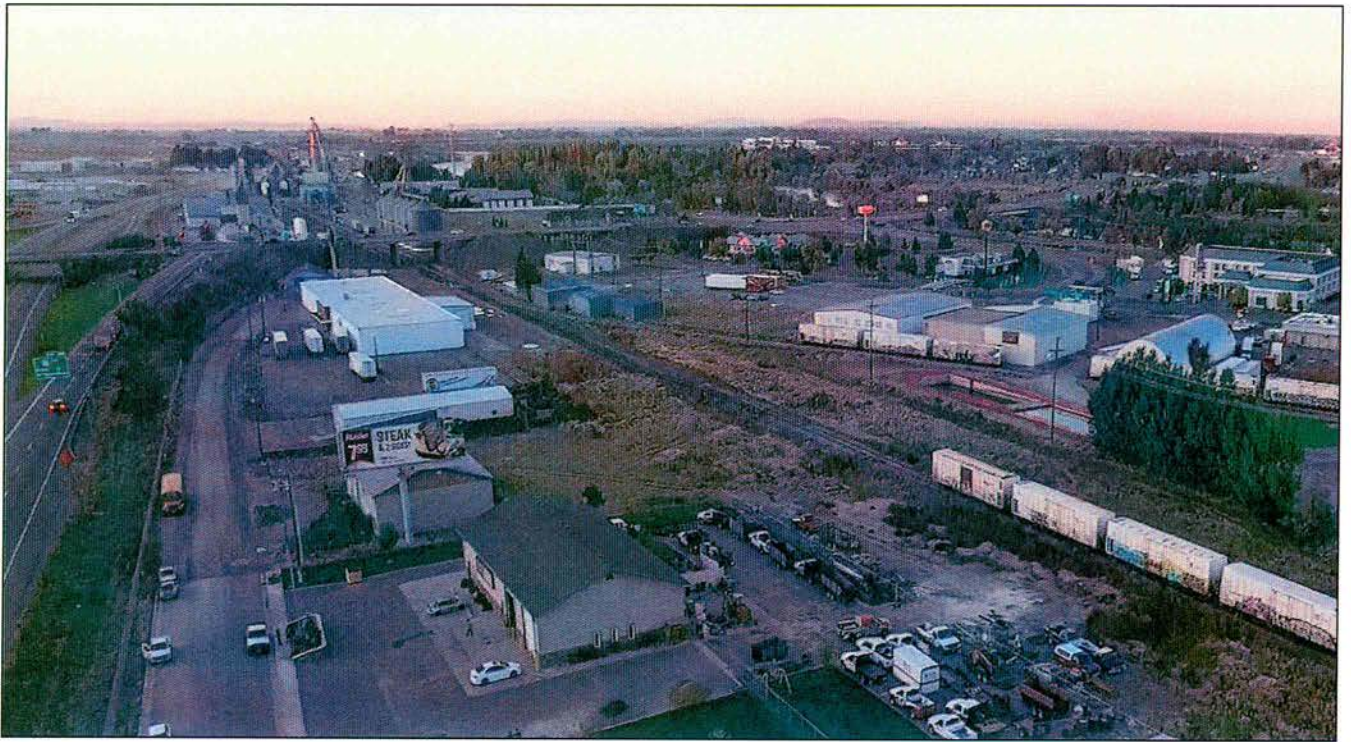
Attachment: Representative before and after photos

Snake River Urban Renewal District: Representative Photos of the Past

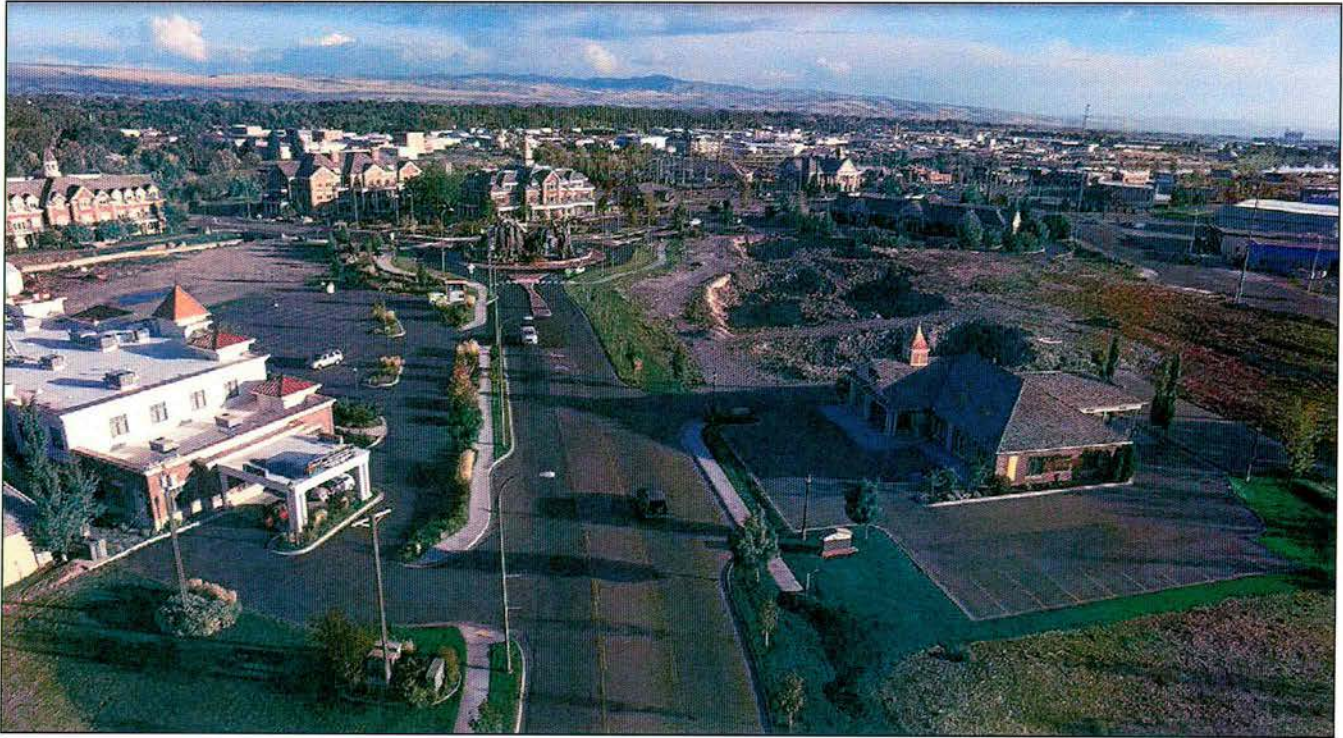


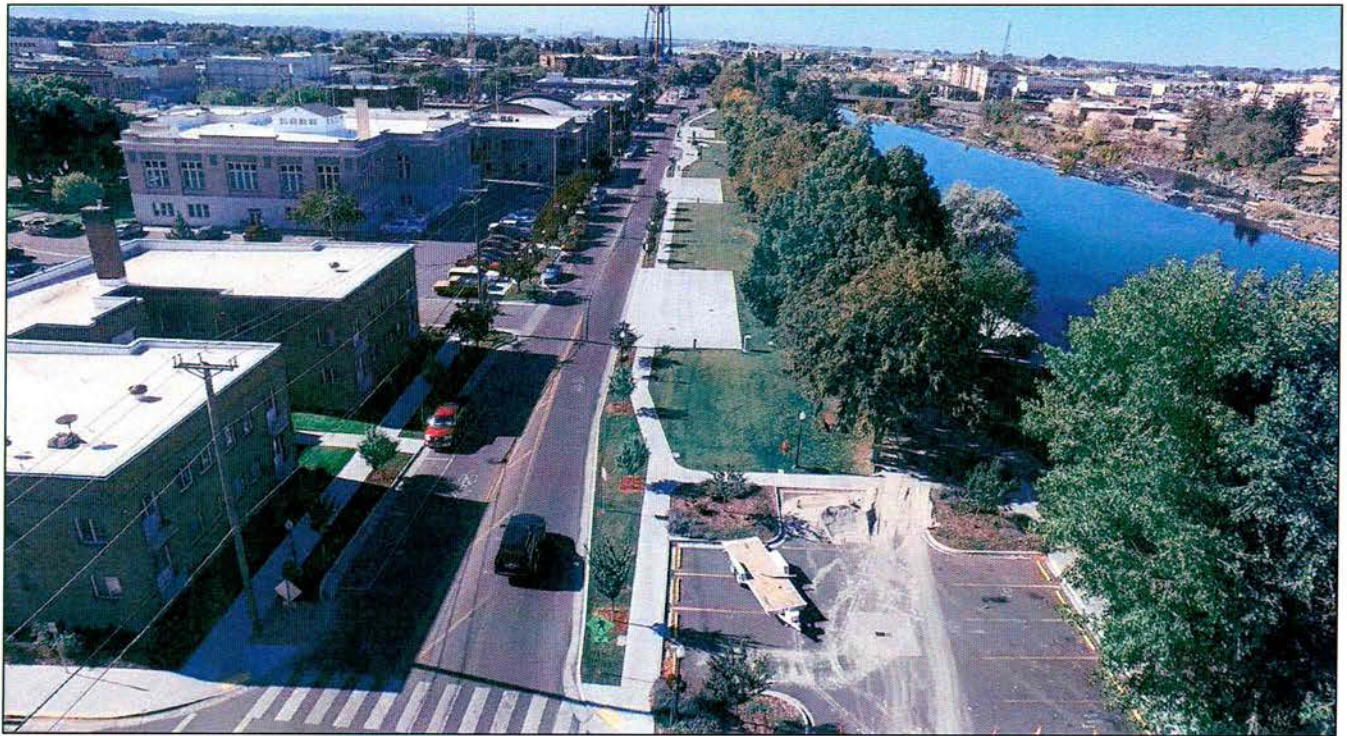


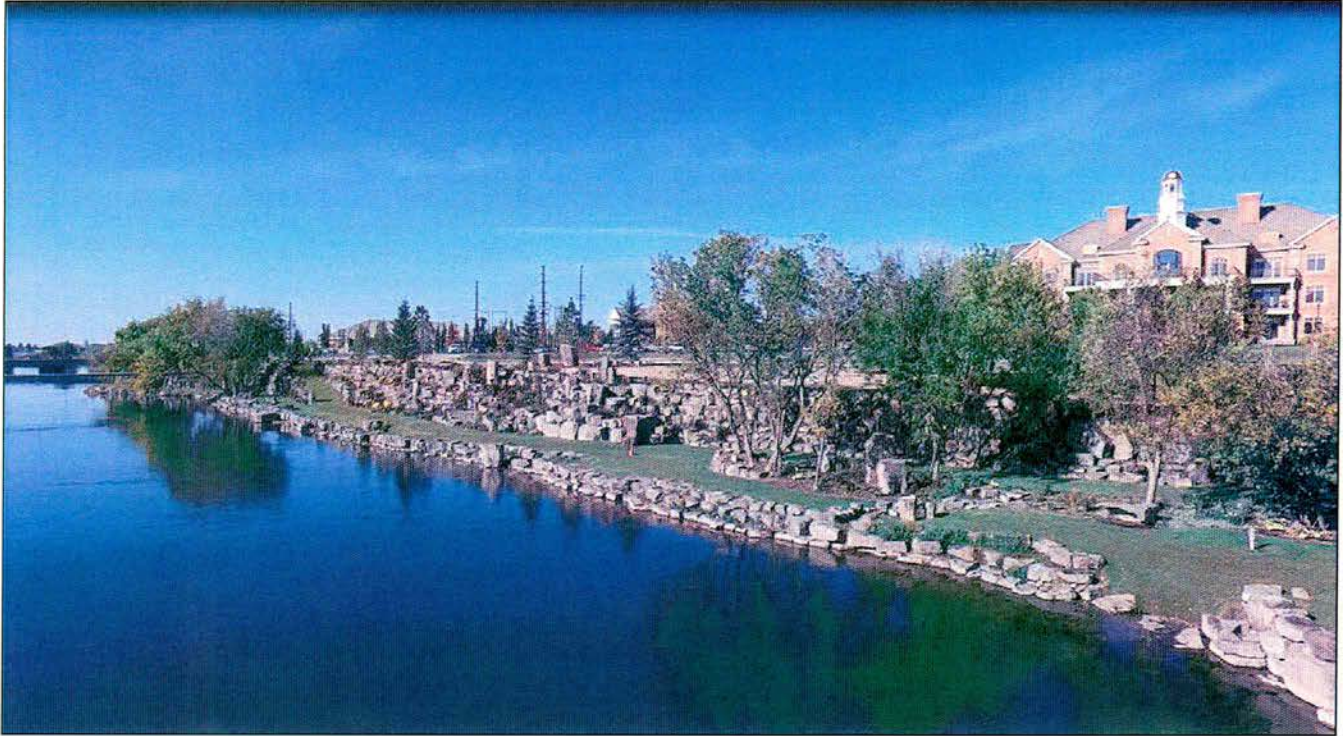


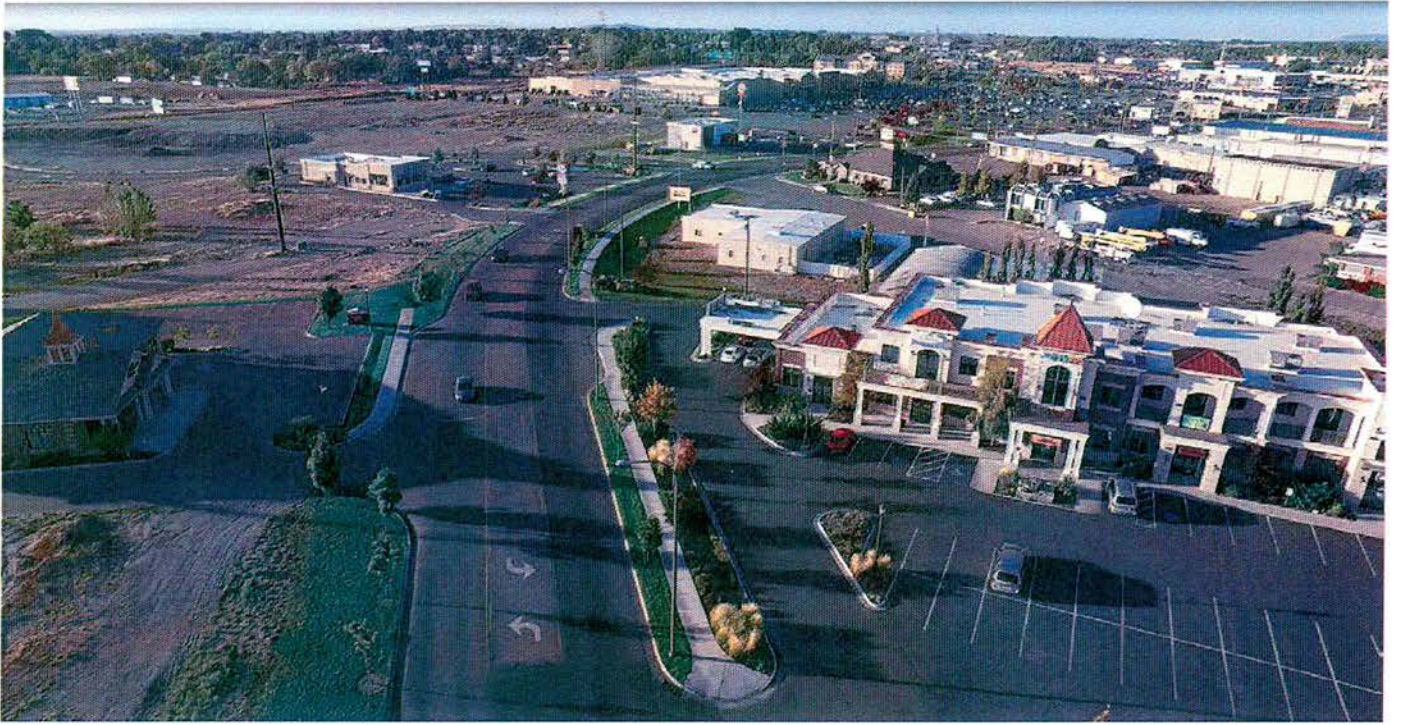


Snake River Urban Renewal District: Current Conditions











Glanbia Foods, Inc. Telephone (208) 733-7555
121 4th Ave. S. Facsimile (208) 733-9222
Twin Falls, ID 83301-6223

Rep. Rick Youngblood, Chairman
Sen. Dan Johnson, Co-Chairman
Idaho Interim Legislative Committee on Urban Renewal

October 13, 2015

Dear Sirs,

I would like to contribute to the work of your Committee by sharing with you the experiences of Glanbia in working with the Twin Falls Urban Renewal Agency (URA) and how the support of the URA has been instrumental in supporting the company's continued growth in Idaho. I will be away on business on November 19th and therefore will not be able to testify in person or by phone.

For a number of years, Glanbia had been working on a project to build a Cheese Innovation Center in Idaho to develop and grow our export business and offer new and innovative solutions to our cheese customer base. At the same time, our continued and planned growth required a new Headquarters for Glanbia's US Cheese business. Viewed separately, the economic viability of each project was challenging. We discussed our potential projects with the Twin Falls URA and the proactive approach of the agency resulted in a proposal to combine both projects in one location in Downtown Twin Falls. This synergy, combined with the infrastructural support provided by the URA, was sufficient to make both projects viable. We opened our new facilities in August 2013 and with approximately 100 people employed there, the facilities have significantly improved the Twin Falls Downtown area making it more attractive to both current residents and prospective investors in the area. Equally important is the role the Cheese Innovation Center plays in supporting Glanbia's ongoing growth and the growth of the Dairy industry in general.

The financial support received from the URA was valued at \$1 million and was used to pay for water/sewer lines, streets/sidewalks, power lines, site acquisition and improvements, alley improvements, and parking for our employees. While this represented a small proportion of the overall project cost, it was sufficient to ensure the project moved forward. We have been very pleased with our new location and that confidence is evidenced by the recent opening of our Cheese Marketplace on Main Avenue. The upgrade of Main Avenue planned by the URA was also a key contributing factor in the decision to move forward with that project.

Please let me know if you have any questions or would like any further information on our very positive relationship with the Twin Falls URA.

Yours sincerely,

Glanbia Foods, Inc.

A handwritten signature in black ink, appearing to read "Daragh Maccabee", written over a horizontal line.

Daragh Maccabee
Executive Vice President & CFO

VCD, LLC

1045 S. Ancona St Ste 150

Eagle, ID 83616

September 23, 2015

To Whom It May Concern:

Trailwinds in Garden City is about to open its doors for residency. The development adds 64 units of multifamily affordable-family units to the area, with 57 affordable and 7 market rate units. It is the first in a series of developments that are intended to redefine the entrance into Garden City from Boise. The project has received a lot of positive reviews from the neighborhood, area businesses along with hundreds of applications for housing.

Idaho Housing and Finance Association allocated \$848,000 in annual Low-Income Housing Tax Credits for Trailwinds. Garden City committed Tax Increment Financing (TIF) as part of the financing structure, tipping the scales of feasibility in favor of the development. Beyond filling the financing gap, the TIF funds also allowed the developer to receive crucial points under Idaho's extremely competitive Qualified Allocation Plan. Simply put, Trailwinds would not have happened without the partnership of Garden City and the corresponding TIF. Additional financing was provided through Boston Capital, KeyBank and Greystone Mortgage.

Now with Trailwinds nearing completion, the rest of the neighborhood is looking at a \$20-25MM development to follow in the form of townhomes and light commercial. A quick drive down Adams Street will reveal realtor signs and the beginnings of dirt work. There are parcels of land trading hands now for future development and \$350,000 of TIF was a major catalyst for this. It is our hope that municipalities around the state will see the economic growth and redevelopment potential that Garden City saw and will have the resources to help facilitate the revitalization of declining neighborhoods.



Sincerely,
VCD, LLC



Community Development Incorporated
4110 Eaton Ave, Suite A
Caldwell, ID 83607

Toll: 800.617.2498
Phone: 208.459.8522
Fax: 208.459.9692

September 22, 2015

Re: **The Grove at Riverside, Rexburg , ID**
Tax Increment Financing Support Letter

To Whom it May Concern:

The Grove at Riverside, developed by Community Development, Inc. (CDI) recently began welcoming tenants. The development adds 47 affordable-family units to the area, with 25% set aside for special needs units, primarily victims of domestic violence. Somerset Pacific, the company managing the development, will work closely with the Family Crisis Center of Rexburg and Journeys to best utilize these units.

The Grove is an ideal location for families with great amenities such as a picnic and playground area included. It is on-track to achieve USGBC LEED for Homes Platinum certification, and is equipped with energy-efficient appliances, central air, audio/visual security system, high-bandwidth fiber optic internet/cable, computer room with free internet, community room, and library. Additionally, it is right next to a community soccer field and the Rexburg Rapids water park, with more City park facilities being added this year.

The Grove is a fantastic example of the leveraging multiplier possible leveraging Urban Renewal Agency Tax Increment Financing and LIHTC to stimulate development. "If it wasn't for this backing, as well as support from the Rexburg Redevelopment Agency, the project wouldn't have been feasible. Looking at before and after aerial photographs of the neighborhood shows the obvious impact of the revitalization. You have a USGBC LEED for Homes Platinum affordable housing building, new municipal facilities, and a new pocket park that enhance the existing Riverside Park and directly benefit families while increasing the tax base. What is less obvious but even more important is the extent to which families will be strengthened by this high-opportunity development.

IHFA allocated \$812,725 in annual tax credits for this development, which will provide just over \$7.0 million in equity for the project syndicated by RedStone Equity Partners. Additional financing was provided through a Zions Bank construction and Bonneville Mortgage RD loan.

Sincerely,


Bill Truax
Chief Development Officer

Alaska Arizona California Hawaii Idaho Louisiana Montana Nebraska
New Mexico Nevada North Dakota South Dakota Utah Washington Wyoming

www.cdinet.us

From: John Adams [<mailto:jadams@cdatractor.com>]
Sent: Wednesday, September 16, 2015 9:56 AM
To: Brenda Young <brenda@cdachamber.com>
Subject: RE: Sept. 17 Town Hall Mtg

Brenda,

I will not be able to attend, but I want to lend my support to Ignite CdA, Tony Bern and the entire Ignite Board. Anyone with any business sense at all would know that Ignite ultimately does not cost the tax payers anything, but adds jobs, tax based revenues, and payroll dollars to our local economy. They are accused of not being transparent, but how much more transparent can they be when every meeting is broadcast on local access television.

You may use my name and the name of our Company, Coeur d'Alene Tractor, to those that support Ignite.

John Adams
President

Tony Berns- Ignite

From: Jon Ingalls <joningalls90@gmail.com>
Sent: Wednesday, September 16, 2015 11:45 AM
To: MSouza@senate.idaho.gov; ksims@house.idaho.gov; tonyb@ignitecda.org
mnugent@Iso.idaho.gov ksims@house.idaho.gov; tonyb@ignitecda.org>
Subject: RESENT TO CORRECT AN AUTO-CORRECT ERROR

RE: TOWN HALL MEETING ON URBAN RENEWAL

Senator Souza:
Representative Sims:
Mr. Nugent:
Mr Berns:

I regret not being able to attend the town hall meeting tomorrow night on the subject of urban renewal due to personal travel. However, I would like to express my support of urban renewal in general and ignite cda in particular for their impressive array of achievements in support of our community quality of life.

Let's face it, quality of life in Coeur d'Alene and surrounding vicinity is THE economic driver of our economy... ask any builder or realtor. And many key aspects of our quality of life have been enhanced - greatly - by the urban renewal process and the great work of ignite cda over the years. Literally thousands of people have been attracted to our area - and many moved into newly built homes - in large measure due to the to many amenities brought about or enhanced by urban renewal/ignite cda. Newcomers attracted here and natives (like myself) work and/or recreate at such places such as Riverstone, the expanded higher education campus, the Kroc Community Center, the Centennial/Prairie Trail system, at McEuen Park, at the city's Relatively new Public Library, and at rejuvenated Downtown and Midtowns - again all enabled or touched by urban renewal.

Local governments have precious few economic tools to foster a robust economic environment that enhances private investment in our community. Urban renewal is that one tool necessary to enhance quality of life and drive economic vitality. And ignite cda has garnered an impressive array of enhancements that have resulted in countless jobs created and millions spent in investment. It is scary to think where we would be today without the positive influence of urban renewal/ignite cda. We weathered the Great Depression better than most due to having this tool in place.

Thank you for holding this forum.

Sincerely,
Jon Ingalls
Coeur d'Alene

Sent from my iPad

Sent from my iPad

Tony Berns- Ignite

From: GT Johnson <garyandtina@imaxmail.net>
Sent: Wednesday, September 16, 2015 2:13 PM
To: Berns Tony
Subject: Ignite CdA

IGNITE is not a taxing entity. It is an independent redevelopment agency serving the city of CDA. It has been deemed by an independent agency (Idaho State Tax Commission) as being tax neutral, meaning it doesn't raise anyone's tax bill. It simply facilitates redevelopment of deteriorated properties in partnership with private development. IGNITE does not use any tax money that the city would receive from a particular property but only the tax from the increased value of the property after the improvements are made, for example, the Riverstone development.

IGNITE initially paid nothing for the entire infrastructure required to develop the eyesore of the old abandoned mill site at Riverstone. The developer paid for it all up front and was reimbursed by IGNITE only after the development was done using only property taxes paid by the Riverstone property owners. In 2003 the tax base for the site was \$3,052,000, One business was there, 5 employees and zero residents. Today, after IGNITE and Riverstone worked together on this improvement, the additional tax base approaches \$95,000,000, with sixty-three new businesses, 757 new jobs and 459 residents. \$250,000,000 of private capital was invested in Riverstone. Not one dollar of public money was spent on the private property within the Riverstone development. This is only one of many public/private projects that have made huge improvements in our city. IGNITE has not borrowed a penny from the bank. IGNITE has established a "Line of Credit" with the bank. As of this time, with the modifications made to the McEuen plan in response to public input at the over fifty meetings with various groups, IGNITE is committed to just over \$11 million dollars. No money is actually borrowed from the bank until the project is under construction. As explained earlier, projects like Mill River and Riverstone pay for all the public infrastructure up front with their own funds and are then reimbursed from this increased tax base (the \$5.7 million) from the finished project. This increased revenue to the city and IGNITE from the new projects also pays for improvements in parks and trails and other beneficial city improvements. This is all explained very clearly on the IGNITE website. It shows where every dollar goes and what it is for.

To say that these astute and honorable men and women of the City Council and IGNITE are irresponsible or "corrupt" is just plain ignorance of the facts. Go to the website and investigate for yourself before you make up your mind

Do you like the Kroc Center, the outstanding Public Library, the Prairie Trail, the Education Corridor, the community park at Riverstone and many other public improvements? These were all at least partially funded by the tax increment financing from Riverstone.

IGNITE is helping develop a very substantial tax revenue for our city that simply was not there before these projects. Do you remember what the abandoned and probably toxic mill sites at Riverstone, Mill River and North Idaho College looked like? Take a look at these sites today and tell me you would rather have it back like that.

Over 44 states use this tax increment financing to stimulate growth, promote jobs and help develop blighted areas of cities all across the US. Give some deep thought about these wonderful things that are going on in our city.

Gary D. Johnson
601 E. Front, #1103
Coeur d'Alene, Idaho 83814

Tony Berns- Ignite

From: Todd Prescott <toddp@whitewatercreek.com>
Sent: Thursday, September 17, 2015 5:57 AM
To: mnugent@lso.idaho.gov; ksims@house.idaho.gov; Tony Berns- Ignite;
mnugent@lso.idaho.gov
Subject: Ignite Meeting Thursday Comments
Attachments: IGNITE .pdf

Hello,

I was reading in the paper about tonight's meeting, I will not be able to attend. Can you please take into consideration the attached note as well as the comments below?

Thank you for your time.

Comments:

I would suggest in the opening comments/statements for the meeting that the list of Projects that Ignite has been involved is read aloud so that everyone attending can get a grip on the scope of the work that Ignite has done in the past. Ignite can you provide and or read into the meeting?

Then take a minute and imagine not having these projects in our community. I am sure we would see a few of them but on the same hand Ignite provided the push at the tipping point of doable not doable.

As I said I cannot for the life of me come up with a reason why any citizen would not support these projects as well as Ignite. It clearly has made a positive difference in our Community. We need to award and encourage this effort and not stifle it.

Thank you again for your time in this important matter.

Todd Prescott
208-772-0108

To whom it may concern:

RE: Ignite CDA

Hello,

Please have this letter read into the record for the meeting that will be held this Thursday in Coeur d'Alene in reference to our local Urban Renewal Agency.

I would like to strongly voice support for the local Urban Renewal Agency. I would like to speak to just two of the by-products that the Agency has been involved in.

The first being McEuen Park. We have resided in Hayden for 20 years. Over the last 10 years we have reduced and almost completely eliminated using the Coeur d'Alene downtown area due to the hassle accessible parking.

The new parking structure has changed that equation. We have frequented the local businesses more in the last 6 months that we have over the last 10 years. If our kids were smaller we would for sure be a park participant.

The second item is the Kroc Center. I really don't think that the participation rate of the Kroc can be disputed nor its success, especially as being a reclaimed sand pit/eyesore. It was an instant success in signups and a nucleus for events. I am not a member but as I sit here I have run out of fingers counting the members/friends that signed up that had no other real alternative.

I cannot for the life of me figure out how any rational mined resident could not support items like these that Urban Renewal has been instrumental in making a reality for our community.

If we can squeeze these types of items/services like this out of our tax dollars, the naysayers should be spending their time recruiting ideas (i.e. Kroc Center) to be matured and companies to be recruited so we can maintain communities in a fashion so that the next generation is proud to take the reins.

Bringing to fruition just the two items mentioned above is like moving a mountain, anybody that is listening should really stop and take heed to the hard work, effort and energy that our local agency has been doing over the years to get these needed items/projects up and running (at capacity no less).

Thank you for your time.

Sincerely:



Todd Prescott

208-772-0108

9/17/15
PS; I think that somebody should interview the kids that actually use the parks/library/Kroc etc. that the agency has been instrumental in facilitating and let the kids voice their opinion. Maybe they can be more vocal than the opponents of Urban Renewal!

Tony Berns- Ignite

From: Darin Hayes <dhayescda@gmail.com>
Sent: Thursday, September 17, 2015 12:59 PM
To: msouza@senate.idaho.gov
Cc: ksims@house.idaho.gov; tonyb@ignitecda.org; mnugent@iso.idaho.gov
Subject: Urban renewal comments

Dear Senator Souza,

I am unable to attend the urban renewal town hall meeting planned for September 17th but did want to offer some brief comments in advance of the interim committee meeting. On a very broad level I am supportive of urban renewal legislation and our local districts. The funding mechanisms associated with urban renewal offer low risk revitalization opportunities and the promise of a higher future tax base. Much attention is given to the amount of tax collected but little to the reality that those tax dollars may never have existed but for the formation of the district itself and the cooperative investments of private enterprise and the agency. In the instance of our local districts, taxes collected in infancy have been essential in the development and revitalization of numerous additional projects that offer great public enjoyment and economic opportunity. Specifically I would like to address two areas that I believe will be points of consideration for the interim committee:

- 1) The Board of Commissioners as appointees rather than elected officials. I consider the current system of appointments preferable to an elected board. The current system allows for the selection of individuals based upon experience, expertise and willingness to serve without requiring those individuals to go through a process of filing for candidacy and conducting a campaign. I believe some individuals may choose to not serve simply because the election process is cumbersome and the most qualified individuals lead busy professional lives. Current legislation has checks and balances in place to insure proper oversight and removal of commissioners if necessary.
- 2) Term of a district. Arbitrarily assigning shorter terms to a district has the potential to severely limit the amount of good that can be done due to the length of time it may take to complete larger projects and it could limit financing opportunities given the constantly changing nature of markets. A district once closed is closed for good so it is absolutely essential that the district have sufficient time to take advantage of all opportunities. A district can be closed early if the work is done – it cannot be recreated if an opportunity is missed.

Thank you for taking the time to host the town hall meeting and solicit feedback for the interim committee.

Sincerely,

Darin Hayes

Citizen

Coeur d Alene Chamber Chairman of the Board 2011-2012



Urban Renewal Input

September 16, 2015

- 1.) Spokane, 30 miles away from CDA, has ugly and tired downtown roads and lacks trees/landscaping. There also seems to be a lack of pride. The House of Charity was placed right in the heart of the town and at Spokane's front door. Washington State does not allow for effective Urban Renewal efforts and Spokane has been hurt without it.
- 2.) In CDA, the URA districts have been in existence for approximately 20 years and the founders of this were visionaries.
- 3.) However, for 19 years now people have used the URA concept as a political axe to get elected and make political gain.
- 4.) We have watched numerous cities, towns and counties use Urban Renewal (38 states)—they have been very successful in modernizing towns and upgrading tired infrastructure. URA dollars have been used for parks, roads, buildings, entertainment facilities and so forth, all of which has stimulated private investment dollars and high quality development. But for Urban Renewal, many of these towns and cities would still be dealing with outdated, tired infrastructure and rundown parts of the city.
- 5.) Regionally, Urban Renewal has stimulated the rebirth of towns that were based on the extraction economies (e.g. timber and mining towns), which is what we have here in CDA. Many of these cities otherwise never have been redeveloped/reclaimed but for the URA.
- 6.) Reclaiming environmentally damaged areas such as old saw mills and mined out gravel pits like we had at the front doorstep to CDA are excellent examples of the intended use of URA funding.
- 7.) LCDC/Ignite CDA deserves high marks for what they have accomplished. Nothing is perfect but all in all they have done a great job.

The CDA community has been receiving a great bargain for all of the dollars that have been expended and put back into public infrastructure. The dedicated volunteer time at lengthy board meetings has been amazing, proving that the people in CDA care about their city. The Ignite CDA Board members should take a great deal of pride in the rebirth that they have been able to accomplish in CDA.

The negative citizens and nay sayers (including the two representatives from our state that are taking input today) should do some self examination on why they oppose the only tool that the community has to revitalize itself. When the auto manufacturers left Detroit they left an economic mess.....when the lumber mills left CDA they left a town in economic trouble. If it wasn't for the URA we wouldn't have been able to do anything about it and we would likely still have the mill and the pit as the first impression people would have of our beautiful city.

We now have many good tech and construction jobs and local businesses are flourishing. Citizens of CDA need to continue to support Urban Renewal for the health and longevity of quality growth in our area.

I would like to finish by making a couple points about the Riverstone partnership with the CDA Urban Renewal Agency:

- 1.) We would not have started either of the two projects that resulted in Riverstone without a partnership with the URA.
- 2.) We have not used one dollar of urban renewal money on private property development. All of the URA funds that have been spent in Riverstone have gone strictly towards public roadways, the park and pond and the redevelopment of NW Blvd. Riverstone has also donated over 25 acres of valuable land to the City of CDA during this process.

Finally, we get weekly, sometimes daily, feedback from people saying how happy and proud they are to have Riverstone in CDA. The live, work, shop, walk and ride concept that Riverstone has accomplished is a major asset to our city. Bottom line, CDA citizens are and should be proud of what has been accomplished by private investment partnering with the Urban Renewal Agency.

Thank you Ignite for your part in making this happen.

Riverstone Development

Tony Berns- Ignite

From: Dale R. Baune <dbaune@jub.com>
Sent: Thursday, September 17, 2015 4:10 PM
To: MSouza@senate.idaho.gov; ksims@house.idaho.gov
Cc: mnugent@lso.idaho.gov; tonyb@ignitecda.org
Subject: Urban Renewal

I will not be able to attend your town hall meeting on urban renewal tonight but I wanted to share my thoughts. I have been involved in and seen the Urban Renewal process work very well in Coeur d'Alene and Post Falls. I urge you to retain the Urban Renewal Law and work toward the continued positive use of this tool. I am sure you are hearing comments that cover the full spectrum of good to bad. If appropriate for change and change being further improvement in the law I urge only modifications directed to improvement or refinement in the law. If this were to be considered I would urge you and your committee to engage Board Members and/or their staff in a work session to sort out and prioritize the minor modifications necessary to create the improvements in the law. As with all working processes some changes may be necessary over time, possibly now is a good time to identify them and address the potential changes in a positive manner as the Legislature continues to help Idaho communities move forward.

Thanks for your time and allowing my input. Thanks also for your time as you consider this Law and work toward its improvement.

Dale Baune
Vice President, Project Manager

J-U-B ENGINEERS, Inc.
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Tony Berns- Ignite

From: Tom Lien <postfallsura@gmail.com>
Sent: Thursday, September 17, 2015 4:42 PM
To: MSouza@senate.idaho.gov; mnugent@lso.idaho.gov; Representative Kathleen Sims; Tony Berns
Subject: Urban Renewal Interim Legislative Committee Comment

Good afternoon Ladies and Gentlemen. I would like to submit the following information for inclusion in the Town Hall meeting initiated by Sen. Mary Souza at the Coeur d' Alene public library. I am with the Post Falls Urban Renewal Agency and am including the following supporting information on the very successful Riverbend Urban Renewal District and a comment from Mr. Bruce Cyr from the Jacklin Land Management.

This information and comment from Mr. Cyr speak highly of the success of the Urban Renewal Process in Post Falls and I appreciate your including in comments for both the Town Hall meeting, and also the Interim Legislative Committee meeting in Boise.

Thank you very much for your efforts.

Respectfully,

Thomas Lien

Executive Director

Information on Riverbend Urban Renewal District

The Riverbend Urban Renewal District on 330 acres in west Post Falls was created in 1997 with a term of 15 years. Starting with a base assessed value of \$3,785,643, there has been a total of \$3,834,077 in Agency funded infrastructure improvements, resulting in the location of numerous medium to large commercial businesses and education facilities.

The success of this district is evidenced by comparing the initial base assessed value to the increase of \$48,913,535 for a current total assessed value of \$52,699,178. About 1,251 new jobs have been created, with an average payroll of \$19.98 per hour. This yields an annual total payroll of \$51,989,558.

Sep 15, 2015

Tom,

I may not be able attend but feel comfortable stating that the Jacklin's have always supported the Urban Renewal concept. I believe that Riverbend Commerce Park would not have been built without the URD in place. That means that all the companies, jobs, and tax revenues would not have happened. It could be supposed that maybe other developments out here that depended on the infrastructure RBCP brought to this area may not have happened either. We know the flexibility that the legislature allows individual URA's to form can sometimes be criticized but our experience with the PF URD has been very successful and we would not want restrictions that would change that flexibility. We had a successful partnership with our URD and believe that many others have as well.

>Bruce Cyr

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Post Falls Urban Renewal Agency

P.O. Box 236 * Post Falls, ID 83877

201 E. 4th Ave. * Post Falls, ID 83854

Office 208-777-8151 * Fax 208-777-8117 * Cell 509-844-8720

www.pfura.com



Dear Legislators,

Jobs Plus, the Coeur d'Alene Economic Development Corporation in Kootenai County, strongly supports the continuance of Urban Renewal Districts (URD's) in Idaho because of the importance of and need for this critical resource to keep our economy strong.

Our support is based on the following key points:

- URDs are one of the few tools we have in Idaho for economic development. The program helps us stay competitive in multi-state site location projects (49 states use this funding mechanism to help build needed infrastructure in both renewal and green sites) and in helping our existing companies expand.
 - They allow communities to meet the needs of a particular business and improve designated areas, including downtowns that need to be revitalized.
 - With all of their other expenses, businesses feel that construction of public infrastructure should be borne by municipalities, showing a symbiotic partnership between the business and the community.
 - In many instances, property in these designated Revenue Allocation Districts are more attractive to a company because the infrastructure is already in place as a result of the initial business siting within the designated area.
- URDs encourage and accelerate redevelopment (or new development) in designated areas. In Kootenai County, a few key include: Riverstone, Lake City District, and Riverbend. All of these areas have helped generate economic activity within and surrounding these districts.
- The return on investment in the Revenue Allocation Area is excellent in terms of direct and indirect jobs, payroll, and revenue from property taxes from the workforce that can now purchase homes because they have full time employment, and other amenities that come as a result of the economic activity. In the long run, improvements in a district help increase property values.
- We recognize that some people believe that companies will locate in areas with or without the aid of tax increment financing. For all of us in the field, involved in the daily activities of helping companies find locations within our respective communities, we know that this is a highly competitive business. Businesses need to make a profit (and we want them to make a profit to continue to be in business and employ people), and as such, they need to minimize both capital and operating costs to increase profit. Communities that pick up the tab for public infrastructure that will supply not only the initial company in a district, but other businesses as well ... will reap the benefits by increasing the probability of locating the company in their community.
- With regards to the argument regarding revenue for school districts and other services, in Idaho, in a properly formed district, the taxing districts of local government (schools, emergency services, mosquito abatement, etc.) receive all revenue to which they are entitled under state law and applicable budget and levy limits. Urban renewal districts only use *property* tax increment for the life of the district (20 years or less). At the end of the district's term the

gains in new value are added to the tax rolls. All additional *sales* and *income* taxes resulting from the new development accrue to the state throughout the life of the district and beyond.

- Moreover, although incremental change is redirected to help with infrastructure development, the resulting job creation allows the county to generate new tax revenues through the purchase of homes by the workforce that now has regular, full time employment. Those dollars are not redirected to the district and provide dollars for community services. According to American Farmland Trust (Boomtown USA), it cost only 27 cents per dollar of revenue to provide community services to commerce & industry; and \$1.17 per dollar of revenue to provide community services to residents.
- Checks and balances already exists. All of the actions of the urban renewal agency has to be approved and voted on by their respective city councils - an elected body; and members of the Urban Renewal Boards are appointed by the Mayor of the City, also an elected official.

We also understand the philosophical argument that no one should provide tax increment financing dollars. However, with 49 other states using this program and because we don't have California's economic engine (6th largest in the world), we would be hard pressed to stay competitive. Additionally, Tax Increment Financing is not "free money." In order to create the incremental increase that provides the funds for the public infrastructure improvements, the business (or businesses) are investing a significant amount of capital into the designated area -both in real and personal property. It is the taxes generated from the businesses' investment that we are using to accelerate the infrastructure development in the region. The businesses are investing in our community; we should invest in the business to help drive our economy forward.

Respectfully,

Gynii Abracosa Gilliam, President
Jobs Plus Board of Directors

A handwritten signature in black ink, appearing to read "Gynii Abracosa Gilliam". The signature is fluid and cursive, with a long horizontal stroke at the end.

Post Falls Urban Renewal Agency

Town Hall Meeting – Coeur d' Alene Public Library September 17, 2015

Riverbend Urban Renewal District

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>Bruce Cyr