

**Minutes of Meeting
City of Post Falls
July 14, 2016
11:00 a.m.**

The Kootenai County Board of Commissioners: Chairman Dan Green, Commissioner Marc Eberlein, and Commissioner David Stewart met to discuss the following agenda item. Also present were Chief Deputy Clerk Pat Raffee, Finance Director Dena Darrow, Civil Deputy Prosecuting Attorney R. David Ferguson, BOCC Administrative Supervisor Nancy Jones, and Deputy Clerk Randi Davis. Also present were City of Post Falls Mayor Ron Jacobson, City Administrator Shelly Enderud, and Coeur d'Alene (CDA) Area Economic Development Corporation (Jobs Plus) President Gynii Gilliam.

- A. Call to Order:** Chairman Dan Green called the meeting to order at 11:00 a.m.
- B. Changes to the Agenda:** There were no changes to the agenda.
- C. Old Business:** There was no old business discussed.
- D. New Business:**

Property Tax Abatement Discussion with Mayor Ron Jacobson, City Administrator Shelly Enderud, and Representative from the CDA area Economic Development Corporation (Jobs Plus)

City of Post Falls Mayor Ron Jacobson described a company by the code name of Project Foxtrot that had an interest in relocating a business to a large building in Post Falls. He said the City had met with the company and that it was seeking state and local incentives. Chairman Green inquired whether Project Foxtrot needed Kootenai County Commissioner participation to access state funding or whether this proposal was part of the incentive to bring the company to Post Falls. Jobs Plus President Gynii Gilliam replied Project Foxtrot was pursuing a tax exemption incentive and had used the City of Post Falls' information as a preliminary match in the application, but still needed more local support to secure the incentive.

Ms. Gilliam stated that Project Foxtrot was asking for tax exemption on the assessed value of the building's renovations and personal property. Civil Deputy Prosecuting Attorney R. David Ferguson said the Commissioners may provide the exemption if the property investment benefited the citizens of the County. Chairman Green stated the exemption the Board could offer would be valid for one year, with the option of renewal. Commissioner David Stewart asked whether a renewal option that would not encumber future County Commissioners would satisfy Foxtrot's leaders. Mr. Jacobson responded that Project Foxtrot would be satisfied with a signed letter of good faith.

Commissioner Marc Eberlein pointed out that the 140 new jobs Project Foxtrot would bring to the County would be beneficial and there would not be a tax shift since the County currently did not have Project Foxtrot's personal property on its rolls. Chairman

Green disagreed and said there would be a tax shift because of the additional services that would be provided to Project Foxtrot once they occupy the building.

Chairman Green stated he would support a one year exemption with the option to renew for three years. Commissioner Stewart inquired whether there was a similar company already in the area and Ms. Gilliam confirmed there was not. Commissioner Stewart said he would support a five year renewal option. He added the letter of good faith could state the Board would be willing to exempt a percentage of the increased assessed value based on renovations and personal property. Mr. Jacobson said Project Foxtrot's personal property value was estimated to be \$9 million. Chairman Green suggested a 50% exemption. Commissioners Stewart and Eberlein supported a 100% exemption with a five year renewal, or as allowable by statute. Commissioner Eberlein said he thought Project Foxtrot would benefit the County as a whole.

Chairman Green requested a letter be drafted with tax exemption statutes for the Board to reference and Ms. Gilliam said she would do that. Mr. Jacobson thanked the Board for their willingness to cooperate. Ms. Gilliam added that Project Foxtrot would like the option to expand in this location and the Board agreed.

- E. 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.

Chairman Green adjourned the meeting at 11:33 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

DANIEL H. GREEN, CHAIRMAN

BY: _____
Randi Davis, Deputy Clerk
