



CALDWELL URBAN RENEWAL AGENCY
REGULARLY SCHEDULED MEETING
SEPTEMBER 8, 2025
6:00 P.M.

MEETING LOCATION
Caldwell City Hall - Council Chambers
205 South 6th Avenue

VIRTUAL ACCESS INFORMATION

Written Comments and/or Virtual Participation: Written comments for consideration regarding the “Public Comments” portion of the agenda or requests for virtual participation associated with items on the agenda must be submitted at least 24 hours in advance of the meeting. Please email the Caldwell City Clerk at: cityclerk@cityofcaldwell.org

Live Stream Viewing: If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: <https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA>

ROLL CALL

CONFLICT OF INTEREST DECLARATION

PUBLIC COMMENTS

(Members of the public may address items of concern not listed on the agenda.)

CONSENT CALENDAR [All Consent Calendar items are considered action items]

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on August 11, 2025;
- 2) Approve Resolution appointing Kristina Buchan as Urban Renewal Secretary and reappointing RaeLynn North as Urban Renewal Treasurer.

UPDATE REPORTS – CURRENT APPROVED DEVELOPMENTS AND/OR PROJECTS

- 1) Update Development Report: RRC Contractors (Blaine & Kimball)
- 2) Update Development Report: TS Development (Arthur Street)
- 3) Update Development Report: Base Layer, LLC (North Caldwell – District 26)
- 4) Update Development Report: 7th & Main Developer, LLC (Main Street)
- 5) Update Development Report: Wolfpack Development, LLC (905 Arthur Street)
- 6) Update Development Report: Canyon County Fair (Fair Building Project)
- 7) Update Report: Destination Caldwell
- 8) Update Project Report: Arch Nexus Feasibility Study

OLD BUSINESS

1. Update on possible LID funded infrastructure in CNURA.

NEW BUSINESS

- 1) **ACTION ITEM:** Consider invoices for payment as recommended by the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$18,900.00	September Economic Dev Contributions FY25
Hilty, Bower, Haws & Seable	\$ 6,800.00	August Attorney Services FY25
Idaho Press	\$256.74	Public Notice for FY26 Budget
Arch Nexus	\$16,727.19	Professional Services 7/1-7/31/25-North Caldwell Feasibility Study FY25
ICRMP	\$1,947.50	Annual Insurance Premium FY26- First Half of annual premium
Total	\$44,631.43	

- 2) **URA Treasurer Reports:**
 - a. **ACTION ITEM:** Approve Monthly Cash Reconciliation Reports.
 - b. **Update Report:** URA Current Project List.
- 3) **Economic Development Reports:**
 - a. Economic Development Activity Report from Steve Jenkins (August 2025)
 - b. Economic Development Activity Report from Ofelia Morales (August 2025)

4) **Attorney Reports:**

- a. Site B (Lee Gientke) Status and Next Steps.
- b. Central Caldwell Project Area Status and Next Steps.
- c. Update on tax penalties and interest withheld from increment, *East Side Hwy. Dist. v. Kootenai County*.

COMMISSIONER REPORTS.

CHAIRMAN REPORT.

ADJOURN.

Next meeting date: October 13, 2025

Any person needing special accommodation to participate in the meeting should contact the Secretary to the Urban Renewal Agency at 205 South 6th Avenue or call #208-455-4656 prior to the meeting. The entire agenda packet may be viewed on the City of Caldwell's website: <https://www.cityofcaldwell.org/your-government/city-commissions-and-boards/urban-renewal>

Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 205 South 6th Avenue o llame al # 455 a 4656 antes de la reunión.