



Amended:

Remove Items B and C from
Attorney Reports
Clarify Executive Session to include
1(d) to consider records exempt
from public disclosure

Caldwell Urban Renewal Agency

Meeting Location
Caldwell City Hall - Council Chambers
205 South 6th Avenue

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>

Workshop

January 12, 2026

4:00 P.M.

- **Roger Brooks-Status Update Envision Caldwell 2050**

Regularly Scheduled Meeting

January 12, 2026

6:00 P.M.

Call to Order

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 December 8, 2025.

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 Development Report: Pontifex Capital, LLC (5th and Chicago; Site B)

Old Business

- 1) **Action Item:** Consider Resolution approving the Fifth Amendment to Disposition and Development Agreement dated April 27, 2021, between the Urban Renewal Agency of the City of Caldwell, Idaho, and DPRE LLC to permit temporary parking on the Phase II site.

New Business

- 2) **Action Item:** Consider invoices for payment as recommended by the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$17,812.75	January Economic Dev Contributions
City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-January
Hilty, Bower, Haws, & Seable	\$7,400.00	December Attorney Services
City of Caldwell	\$17,448.92	Reimbursement for Underground Electrical Project 19
City of Caldwell	\$265.06	Reimbursement for Pioneer and Caldwell Irrigation District invoices
Total	\$55,818.39	

- 3) **URA Treasurer Reports:**
 - a) **Action Item:** Approve Monthly Cash Reconciliation Reports.

- 4) **Economic Development Reports:**
 - a) Economic Development Activity Report from Ofelia Morales (December 2025)
 - b) URA Current Project List.

- 5) **Attorney Reports:**
 - a) Central Caldwell Project Area Status and Next Steps.
 - b) ~~Update on County handling of tax penalties and interest.~~
 - e) ~~Discussion regarding Wolfpack and 905 Arthur St. DDA, timelines and options.~~
 - d) Discussion regarding recent public comments on the legality of certain urban renewal activity.

Commissioner Reports

Chairman Report

Executive Session –

~~**Action Item:** Motion to enter into an Executive Session pursuant to Idaho Code, Section 74-206, Subsection (1)(f) for the purpose of communicating with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.~~

Motion to enter into an Executive Session pursuant to Idaho Code, Section 74-206, Subsections (1)(f) and 1(d) for the purpose of communicating with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

Adjourn

Next meeting date: February 9, 2026

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.