



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>

Regularly Scheduled Meeting

February 9, 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 January 12, 2026.

Special Presentation:

- 1) FY2025 Audit and Financial Statements

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

None.

New Business

- 1) **Action Item:** Consider Resolution Approving the FY2025 Audit and Financial Statements.
- 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	February Economic Dev Contributions
City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-February
Hilty, Bower, Haws, & Seable	\$7,400.00	January Attorney Services
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 (January 2026)
 - b) URA Current Project List.
- 5) **Attorney Reports:**
 - a) Correspondence with Canyon County concerning increment, tax penalties and interest
 - b) Discuss a URA training session for March
 - c) Temporary parking at the Tilian Phase 2 site.
 - d) Central Area RFP for Agency property adjacent to Tilian Phase 2 site.
 - e) Wolfpack project at 905 Arthur.
 - f) Gientke (Site B) termination and possible inclusion in Central Area.

Commissioner Reports

Chairman Report

Adjourn

Next meeting date: March 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.