



## **Caldwell Urban Renewal Agency**

Meeting Location  
Caldwell City Hall - Council Chambers  
205 South 6<sup>th</sup> 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**

**March 9, 2026**

**6:00 P.M.**

#### **Call to Order**

#### **Roll Call**

#### **Conflict of Interest Declaration**

#### **Public Comments**

*(Members of the public may address items 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 February 9, 2026.

#### **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: 7<sup>th</sup> & 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 2026-03 Approving the Termination of Development Agreement for CRE-WPL Sky Ranch Owner, LLC concerning the development at the northwesterly corner of Smeed Parkway and Skyway Street.
- 2) **Action Item:** Consider Resolution 2026-04 approving the SIXTH 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 extend the project schedule.
- 3) **Action Item:** Consider Resolution 2026-05 approving the SECOND AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT dated October 17, 2016, between the Urban Renewal Agency of the City of Caldwell, Idaho, and current developer Wolfpack Development, LLC to extend the project schedule..

#### **New Business**

- 1) **Public Hearing:** Annual Report
- 2) **Action Item:** Approval of 2025 Annual Report
- 3) **Action Item:** Consider invoices for payment:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell-Econ. Dev	\$17,812.75	March Economic Dev Contributions
City of Caldwell	\$12,891.66	2026 Monthly Admin Fees-March
Hilty, Bower, Haws, & Seable	\$7,400.00	February Attorney Services
<b>Total</b>	\$55,818.39	

4) **URA Treasurer Reports:**

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

5) **Economic Development Reports:**

- a) Economic Development Activity Report (February 2026) Ofelia Morales  
b) Economic Development Activity Report (February 2026) Bryan Kida  
c) URA Current Project List.

6) **Attorney Reports:**

- a) Fairgrounds Project  
b) Temporary parking at the Tilian Phase 2 site.  
c) Central Area RFP for 516 and 0 Main St., 6th Street Plaza, and Tilian Phase 2 site.

**Commissioner Reports**

**Chairman Report**

**Adjourn**

Next meeting date: April 13, 2026

Any person needing special accommodation to participate in the meeting should contact the Secretary to the Urban Renewal Agency at 205 South 6<sup>th</sup> 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.