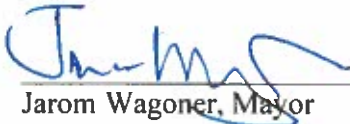


URBAN RENEWAL PLAN FOR THE
SITE B - CALDWELL URBAN RENEWAL AREA

THE URBAN RENEWAL AGENCY
OF THE CITY OF CALDWELL, IDAHO

Ordinance No. 3703
Adopted 08/18/2025
Effective 08/26/2025


Jarom Wagoner, Mayor

8/18/25
Date

ATTEST: 
City Clerk, or Deputy

8/18/25
Date



2025-029425
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RICK HOGABOAM
CANYON COUNTY RECORDER
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CITY OF CALDWELL

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SECTION 100: INTRODUCTION

This is the Urban Renewal Plan for the Site B - Caldwell Urban Renewal Project Area (the "Plan") in portions of the City of Caldwell, Idaho ("Caldwell" or "City"). Attachments 1 through 8.4, attached hereto (collectively, the "Plan Attachments") are incorporated herein and shall be considered a part of this Plan.

This Plan was prepared by the Board of Commissioners, consultants, and staff of the Urban Renewal Agency of the City of Caldwell, Idaho ("Agency") and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable local laws and ordinances.

This Plan contains both a general description of the powers the Agency will exercise and the manner in which they will be exercised in the carrying out of this Plan, as well as all specific information and detail as required by the Law and the Act, including Idaho Code Section 50-2905.

SECTION 101: State of Idaho Urban Renewal Law and Economic Development Act

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. As a public body, the Agency is governed by many of the statutory provisions of the Idaho Code applicable to public entities, including, but not limited to, the Idaho Open Meeting Law and the Idaho Public Records Act. In addition, under Idaho Code, the Agency is required to have the same fiscal year as the City, and to conduct financial audits and reviews of its financial statements pursuant to Idaho Code Section 67-450B.

For this Plan to be implemented, the laws of the State of Idaho require the following:

- a. A resolution, by the Caldwell City Council, evidencing the determination that the area to be included in the Plan, defined and described below, is deteriorated or deteriorating and designating such area as appropriate for an urban renewal project. A resolution making said determination and designation, Resolution No. 439-24 was passed by the Caldwell City Council on December 16, 2024. A true and correct copy of said resolution is attached hereto as Attachment 8.1.
- b. A resolution, by the Urban Renewal Agency, recommendation adoption of the Plan, a copy of which resolution is attached hereto as Attachment 8.2.
- c. The submission of this Plan to the Caldwell Planning and Zoning Commission for review and recommendation with its conformity to the general plan of development for Caldwell as a whole, the Caldwell Comprehensive Plan. This Plan was submitted to the Caldwell Planning and Zoning Commission on July 7, 2025, by resolution, which resolution is attached hereto as Attachment 8.3. The Caldwell Planning and Zoning Commission reviewed this Plan and submitted its written recommendations to the Caldwell City Council on August 13, 2025, which date of submittal was less than sixty (60) days from the date of review of the Caldwell Planning and Zoning Commission. A true and correct copy of said written recommendations are attached hereto as Attachment 8.2.

SECTION 102: History and General Conditions

The area within which the following described projects and activities will take place is described and depicted on Attachments 1 and 2 ("Project Area").

The Project Area is located on the eastern corner of the intersection of Chicago Ave and 5th Street in downtown Caldwell, Idaho, and is likely to experience substantial development pressure in the near future. The Project Area, a former gas station, is detrimental to the public health, safety, morals or welfare and exhibits conditions which result in economic underdevelopment of the Project Area and substantially impair or arrest the sound growth of the municipality, retard the provision of housing accommodations and constitutes an economic or social liability in its present condition and use.

The preparation and approval of an urban renewal plan including a revenue allocation financing provision provides additional resources to solve the aforementioned problems in the Project Area. Revenue allocation financing should help to improve the situation and stimulate private investment otherwise not realized. In effect, property taxes generated by improvements and new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities.

This Plan focuses on the current and future economic development needs with an emphasis on residential development by maximizing opportunities for private enterprise. The targeted areas were chosen after careful consideration of deteriorating conditions as defined by Idaho Code, future needs, and potential for generating private investment and a return of increased tax revenue and economic activity on the various Projects. This Plan and the Projects have been planned, and will be carried out, in conformity with the Comprehensive Plan of the City of Caldwell. Additionally, this Plan has been analyzed and approved by the Planning and Zoning Commission of the City of Caldwell for its consistency with said Comprehensive Plan.

SECTION 103: Description of Project Area

The boundaries for the Project Area shall coincide with a corresponding Revenue Allocation Area ("RAA") created and established as part of this Plan, pursuant to the Act. Generally, unless indicated to the contrary, references in this Plan to the "Project Area" should be understood to include both Project Area and the RAA. The boundaries of the Project Area are described in Attachment No. 1, which is attached hereto and incorporated herein by reference, and are illustrated on the Project Area Boundary Map, attached hereto as Attachment No. 2, and incorporated herein by reference. The Project Area does not include any agricultural land.

SECTION 200: SCOPE OF PROPOSED DEVELOPMENT

The Agency proposes to carry out and effectuate the purposes and provisions of the Law and the Act by exercising all powers authorized under the Law and the Act, including, but not limited to, the following:

1. The acquisition of certain real property;
2. The demolition and/or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration;
3. The maintenance of any property acquired by the Agency while said property is being prepared for disposition and development.

4. The provision for participation by property owners within the Project Area, including entering into reimbursement agreements;
5. The management of any property acquired by and under the ownership and control of the Agency;
6. The provision for relocation assistance to displaced Project occupants, as required by law;
7. The installation, construction, and reconstruction of streets, curb and gutter, sidewalks, streetscapes, design standards, and all utilities, including infrastructure and transmission lines for water, sewer, natural gas, electrical distribution, and internet systems, as well as shared trenches and transmission lines, for all such utilities in an underground and/or aerial configuration, to encourage new developments of fiber optic systems, parking facilities, recreation and park amenities, art, improvements to railroad property and other public improvements, including, but not limited to, the operation and management of such facilities and the design and engineering of such facilities in conformance with the Law, the Act, and this Plan;
8. The disposition of property for uses in accordance with the Law and Act, and this Plan;
9. The development and redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
10. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
11. The preparation and assembly of adequate sites for development, redevelopment, and construction of facilities for industrial, commercial, mixed-use residential, office, appropriate retail, public facility and other ancillary uses.
12. To the extent allowed by law, the lending or investing of federal funds to facilitate redevelopment;
13. Ability to commit to long term leases for public facilities;
14. Environmental assessment and remediation where environmental conditions detrimental to redevelopment exist;
15. The construction of storm water management infrastructure to support compliance with federal and local regulations for storm water discharge and to support private development;
16. In collaboration with property owners and other stakeholders, working with the City of Caldwell to amend the zoning regulations and standards and guidelines for the design of streetscape applicable to the Project Area as needed to support implementation of this Plan;
17. The enhancement, construction, and possible realignment of streets, pathways, sidewalks, and related streetscape amenities;
18. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
19. The construction of cultural facilities, and the enhancement and construction of parks, open spaces, and public recreational and school facilities;
20. The acquisition, disposition and, where necessary, clearance of property for uses consistent with the Plan;
21. The rehabilitation and adaptive reuse and repurposing of existing buildings;
22. The provision of financial and other assistance to support preservation of historic buildings and affordable housing and workforce housing as defined by Agency policy;
23. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, unique cultural businesses, midsized companies, and large-scale corporations;

24. The provision for participation by property owners within the Project Area to achieve the objectives of this Plan;
25. The disposition of property for uses in accordance with the Law and this Plan;
26. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights and sites for buildings to be used for residential, commercial, and other uses contemplated by the Plan and to provide utilities to the development site.
27. All other actions described in this Plan.

In accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereinafter permitted by the Law, the Act or other provisions of Idaho or federal law. The foregoing powers will be exercised in the undertaking of specific projects to carry out the purposes of the Plan. Attachments 4 and 6 contain detailed descriptions of the specific Projects, and their related costs, which the Agency shall undertake within the project Area. The Economic Feasibility Study, attached as Attachment 7 and as described in Section 504, contains a detailed analysis of the revenue that will be generated by development within the Project Area, the time when said revenue will be expended and the projects on which it will be expended, as well as the source of all revenue for the specific projects. Said Attachments and the Feasibility Study are incorporated, here, by this reference, as if set forth fully herein.

SECTION 300: ECONOMIC DEVELOPMENT AREA PLAN OBJECTIVES

Economic Development action is necessary in the Project Area to combat problems of deterioration and economic underdevelopment. The faulty lot layout in relation to size and obsolete platting, and conditions which result in economic underdevelopment of the area constitutes an economic liability and is a menace to the public health, safety, morals or welfare in its present condition and use, all of which will be reduced and corrected by commencing and completing the Projects, as described in this Plan, which will resolve the foregoing issues within the Project Area, satisfying the general purposes of the Plan, inclusive of the following specific economic development objectives:

- a. Economic development activities, coupled with development incentives, will bring new development to the Project Area, resulting in the replacement or rehabilitation of dilapidated and deteriorated buildings.
- b. The revenue generated by new development will provide funding for the rehabilitation of certain streets, which will provide adequate access for future development.
- c. Additionally, the rehabilitation certain streets within the Project Area will increase the viability and readiness of future development opportunities.
- d. The further development of public utilities, including water, power, sewer, fiber, and multi-use conduits will permit private investors to make development decisions within the Project Area.
- e. The relocation and repositioning of public utilities are necessary to permit development.
- f. The achievement of the foregoing objectives, as well as all other objectives of the Agency and of this Plan, will ensure the methodical and efficient economic development of the Project Area, and of the City of Caldwell generally.

SECTION 301: Participation Opportunities and Agreements

The Agency shall enter into an owner participation agreement with any existing or future owners of property, in the event the property owner seeks and/or receives assistance, including receipt of reimbursements, from the Agency in the redevelopment of their property and the Agency determines such participation is in the best interests of the Agency, the public and consistent with the Law, the Act and the Plan.

Each structure and building in the Project Area to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards:

- a. The owner executes a participation agreement to meet conditions described below.
- b. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency, a commitment by the property owner to meet greater objectives of land use and development that those otherwise applicable. Upon completion of any rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life of at least twenty (20) years.
- c. All such buildings or portions of buildings, which are to remain within the Project Area, shall be reconstructed in conformity with all applicable codes and ordinances of Canyon County and the City of Caldwell, as applicable, including any mandated federal authority.
- d. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as any appropriate design requirements.
- e. Owner participation agreements may require all or portions of new developments to remain subject to ad valorem real property taxes for up to twenty (20) years following completion.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties.

In the event a participant under a participation agreement fails or refuses to rehabilitate, develop, use, and maintain their real property pursuant to this Plan and the participation agreement, the Agency may, in addition to any other remedy at law or in equity, specifically enforce said participation agreement or, at its own cost, enter onto said property for the purpose of bringing it into compliance with said participation agreement and file a lien against the property for all costs and fees incurred in such action.

SECTION 302: Zoning Incentives, Impact Fees and Waivers

For any development covered by an owner participation agreement or disposition and development agreement, the Agency shall have the authority, but not the obligation, to cooperate with the developer to apply for the waiver or reduction of any impact fee assessed by any governmental entity. The Agency shall also have the authority, but not the obligation, to consider the payment of all or part of such impact fees from revenue allocation proceeds in an amount not to exceed those attributable to the particular development to the extent allowed by law.

SECTION 303: Reimbursement Agreements

The Agency, in conjunction with the City, may enter into "late-comer" agreements for the construction, by private parties, of sanitary sewer within the Project Area, pursuant to Caldwell City Code, Section 04-05-07(4); or for the construction, funding, or contribution of any capital improvements to meet the need for police, fire, and parks and recreation, for which an impact fee is imposed, pursuant to Caldwell City Code, Section 10-09-09.

The Agency may also enter into Increment Reimbursement Agreements as a method of funding any or all of the Projects, including the construction of any public utilities, infrastructure, conduits, streets, sidewalks, landscaping, parks, or any other required public improvements ("RPIs") within the Project Area. The Increment Reimbursement Agreements shall be entered into when a private entity constructs or pays for the construction of RPIs. Said Agreements shall allow for the repayment, by the Agency, of any expenditures made by a private party for said RPIs. The use of Increment Reimbursement Agreements allows the Agency to provide development incentives without requiring bonding. The Feasibility Study, as described in Section 504 of this Plan, contains a detailed description of the intended utilization of Increment Reimbursement Agreements to fund the Projects. Increment Reimbursement Agreements shall not violate the following limitations:

1. Reimbursement to a private entity for the construction of RPIs shall only be made from any increment accruing to the Agency as the result of increases in the value of the land the development of which necessitates the RPIs, including value added by the addition of buildings and improvements.
2. The maximum total amount of reimbursement paid to a private entity in a given year (365 day period) shall not exceed 90% of the increment accruing to the Agency from the property in that year.
3. No Increment Reimbursement Agreement shall purport to constitute, or constitute in fact, a guarantee of the reimbursement of any certain amount of money to a private entity.
4. No Increment Reimbursement Agreement shall last beyond the termination date of this Plan.
5. No Increment Reimbursement Agreement shall be entered into for partially completed RPIs. Completion of RPIs shall be determined by the specific department of the City of Caldwell charged with overseeing or regulating the specific improvements that are contemplated by an Increment Reimbursement Agreement.
6. The Agency shall be responsible for approving all Increment Reimbursement Agreements and shall exercise discretion in said approvals to ensure that all urban renewal funding is expended in a way that optimizes the use of the Project Area for high-value development. In so doing, the Agency may rely upon the advice and council of economic development experts, including the Economic Development Director and staff, as well as any statistic and data compiled and analyzed by said Director relating to the specific values of capital improvements per acre, job creation, and wages.

Any reference in this plan to "reimbursements" or "reimbursement agreements" shall be read so as to include Increment Reimbursement Agreements.

SECTION 304: Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of project within the Project Area. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to

coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency is authorized to financially (and otherwise) assist any public body in the cost of public land, buildings, facilities, structures, or other improvements within the Project Area to the extent permitted by the Law and the Act.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of an owner participant if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall comply with the provisions of this Plan.

SECTION 400: PROPERTY ACQUISITION, DISPOSITION, DEVELOPMENT, AND MANAGEMENT

SECTION 401: Property Acquisition and Disposition

As specified in this Plan, the Agency is authorized to acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes, together with any improvements thereon; to hold, improve, renovate, rehabilitate, clear or prepare for redevelopment any such property or buildings; to mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property; to insure or provide for the insurance of any real or personal property or operations of the municipality against any risks or hazards, including the power to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of this Plan.

As specified within this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of, or retain, any interest in real property under the provisions set forth in Idaho Code Section 50-2011. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. Idaho Code Section 50-2011, together with any specific procedures for disposition of real property adopted by the Agency pursuant to that Section, provides the structure of disposition requirements.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public entity as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan or as otherwise allowed by law.

Any purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency determines as reasonable, and to comply with job creation and other conditions which the Agency deems necessary to carry out the purposes of this Plan.

Any real property acquired within the Project Area will be retained and/or disposed of pursuant to this section, the Law, the Act, and the following Sections concerning development documents and agreements.

The Agency is authorized to acquire land for the purposes of site preparation and rehabilitation for disposition and redevelopment. Said parcels are referenced in the Economic Feasibility Study and in the Project list contained within Attachment 4, which also contain detailed description of the specific Projects and estimated costs that will be undertaken and incurred in acquisition, rehabilitation and preparation, disposition of, and redevelopment of said properties.

The Agency is authorized to acquire additional property for lot improvement, as described in the Feasibility Study and the project list contained in Attachment 4. The estimated costs of the acquisition and development of said projects is contained within Attachment 4.

Any acquisition of land contemplated by this Plan, if said land is "open land" as the term is used in Idaho Code Section 50-2008(d), shall not be effectuated unless the necessary findings are made by the City, pursuant to Idaho Code Section 50-2008(d).

The Agency is authorized to dispose of all property acquired pursuant to this Plan prior to the Termination of this Plan, except that the Agency is authorized to retain any parcel purchased which has not been able to be fully redeveloped as of the termination of the Plan to ensure their continued use to facilitate economic development within the Project Area.

SECTION 401.1: Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation or other development/disposition agreements, shall be transferred only with restrictive commitments consistent with the provisions of this Plan. Accordingly, the Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Canyon County.

All property acquired or disposed of by the Agency in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a disposition and development agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as required by law.

The land and/or air rights and subterranean rights acquired by the Agency will be disposed of subject to an agreement between the Agency and the developer. The developer will be required by the contractual agreement to observe the requirements of this Plan and to submit a development and job creation schedule satisfactory to the Agency. Schedule revisions will be made only with the consent of the Agency.

All final development plans (whether public or private) prepared pursuant to disposition and development or owner participation agreements shall be submitted to the Agency Board of Commissioners for review and approval.

SECTION 402: Property Development by Agency

The Agency does not intend to acquire any real property within the Plan area

SECTION 402.1: Rehabilitation and Conservation

In carrying out the purposes of this Plan, the Agency is authorized to move, or to cause to be moved, any substandard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government or through the City for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program ("CDBG"), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance and/or match such grants, the Agency's use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects which will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for profit-business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any other activity necessary or appropriate to carry out a qualifying economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law or Act.

SECTION 402.2: Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project.

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and all other applicable federal law and rules. The Agency may also undertake relocation activities for those not entitled to benefit under federal law as the Agency may deem appropriate for which funds are available.

The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of law. The intent of this section is to allow the Agency sufficient flexibility to award relocation benefits on some rational basis, or by payment of a lump sum on a per case basis. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance as may be warranted.

SECTION 403: Property Management

The agency does not intend to acquire any real property within the Plan area.

SECTION 404: Uses Permitted in the Project Area

The proposed land uses to be permitted in the Project Area for all land, public and private, are depicted in Attachment 3.

SECTION 404.1: Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning requirements, including maximum densities, of the City of Caldwell and, where applicable,

Canyon County. The Agency may participate with Canyon County, the City, other agencies, and stakeholders in proposing new zoning regulations and standards or guidelines for streetscape, design, and construction.

SECTION 404.2: Public Rights-of-Way

The Project Costs for all acquisition and construction of public improvements in rights of way are contained within Attachment 4, and further described by the Feasibility Study.

Additional public streets alleys and easements may be created in the Project Area as needed for proper development. Existing streets alleys and easements may be abandoned, closed, expanded, or modified as necessary for proper development and in conjunction with any applicable policies and standards of the appropriate road or highway jurisdiction. The Agency has the right to lease sell or partner with private entities for development on right-of-way land within the Project Area.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the appropriate road or highway jurisdiction and shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain; and
- b. The requirements imposed by such factors as topography, traffic, safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also sensitive areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements public and private utilities and activities typically found in public rights-of-way.

SECTION 405: Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities; educational, fraternal, employee, philanthropic, and charitable institutions; utilities; governmental facilities; re-use of railroad rights-of-way and equipment; and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and restrictions as may be necessary to protect the development and use of the Project Area. Non-public entities, such as nonprofits, are considered to be private entities under the Plan.

SECTION 406: Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses, which uses must comply with applicable law and must have a set expiration date.

SECTION 407: General Controls and Limitations

All real property in the Project Area, under the provisions of either a disposition and development agreement, owner participation agreement or reimbursement agreement, is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan.

SECTION 407.1: Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time-to-time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

SECTION 407.2: Rehabilitation and Retention of Properties

Any existing structure within the Project Area, subject to either a disposition and development agreement, owner participation agreement, or reimbursement agreement, subject to approval by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses. No variance shall be granted which changes a basic land use or which permits departure from the provisions of this Plan. In permitting any such variance, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variance permitted by the Agency hereunder shall not supersede any other approval required under applicable law.

SECTION 407.3: Minor Variances

Under exceptional circumstances, the Agency is authorized to permit a variance from the limits, restrictions, and controls established by this Plan. In order to permit such variance, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variance will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variance will not be contrary to the objectives of this Plan or of the applicable comprehensive plan.

No variance shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variance, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variance permitted by the Agency hereunder shall not supersede any other approval required under applicable codes and ordinances.

SECTION 407.4: Design for Development

Any development within the Project Area must comply with the applicable zoning ordinance regarding land use, heights, setbacks, and other standards.

SECTION 500: METHODS OF FINANCING THE PROJECTS

SECTION 501: General Description of the Proposed Financing Method

The Agency intends to fund all Projects and other Plan activities with revenue allocation funding. The availability of revenue allocation funding is contingent upon the rate of development within the Project Area, and the Agency intends to employ a combination of revenue allocation funding and other revenue sources, as such funding methods are available throughout the life of the Plan. Detailed descriptions of the method of financing, the time when obligations will be incurred, and fiscal impact on other taxing districts is contained within the Feasibility Study, attached hereto as Attachment 7, and incorporated herein by this reference.

The Agency is authorized to finance this Project with financial assistance from any local government, the State of Idaho, federal government, or other public entities, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency owned property, revenue allocation funds as allowed by the Act, bonding, and any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities. The City or any other public agency may expend money to assist the Agency in carrying out this Project.

SECTION 502: Intentionally Omitted

SECTION 503: Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the state of Idaho, CDBG funds, or any other public or private source will be utilized if available. The Agency may consider funding sources through Local Improvement Districts, Business Improvement Districts, Community Infrastructure Districts, or similar districts as authorized by state law. Neither the members of the Agency nor any persons executing such loans or grants shall be liable on the loans or grants by reason of their issuance.

The Agency also intends to seek appropriate private contributions, where applicable, to assist in the funding of the activities described herein.

SECTION 504: Revenue Allocation Financing Provisions and Economic Feasibility Study

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, said revenue allocation financing provision being effective retroactively to January 1, 2024. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency shall create a special fund into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use said funds in accordance with the Act, the Law, and this Plan.

As authorized by the Law and the Act, and as described in this Plan, the Agency shall obtain financing for the Projects from increment financing generated within the Project Area, which is the same area as the Revenue Allocation Area. Funding is generated when new growth within the Project Area, generated by the economic development activities the Agency engages in pursuant to this Plan, increases the value of the properties within the Project Area. Said increased value is taxed at levy rates set by overlapping taxing districts, and the revenue generated by said taxes is allocated to the Agency.

A full description of the goals, feasibility, projections, estimates, effects, and timeline for the Revenue Allocation Area is contained within the Economic Feasibility Study for the Project Area, attached hereto as Attachment 7, and incorporated herein by this reference. The Study constitutes the financial analysis required by the Act and is based upon existing information from the Agency and City. Projections are based upon prior urban renewal area data, as well as input from the Agency, public agencies, property owners, developers, and others.

SECTION 504.1: Assumptions and Conditions/Economic Feasibility Study

The information contained in this Plan, including in the Economic Feasibility Study of Attachment 7 assumes certain completed and projected actions and Projects. Under the provisions of the Act, the revenue allocation shall continue until the debt or other obligations or other Project activity is completed or satisfied. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of bonded indebtedness (and all other loans or indebtedness) and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place faster than as projected, indebtedness could be extinguished earlier, dependent upon the bond sale documents, the Projects, or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for the Plan's full term.

The Plan and Attachments incorporate estimates and projections based on the Agency's present knowledge and expectations. The Agency reserves the right to make minor alterations to the sequence and scope of the Projects if necessitated by then-current circumstances within the Project Area.

The assumptions set forth in the Study are based upon the best information available to the Agency through public sources or discussions with property owners, developers, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded.

The assumptions concerning revenue allocation proceeds are based upon certain assessed value increases and assumed tax levy rates, and insignificant rounding discrepancies may present in the Study.

SECTION 504.2: Ten Percent Limitation

Under the Act the base assessed valuation for all revenue allocation areas cannot exceed ten percent (10%) of the current assessed valuation of all taxable property within the City. The total estimated assessed taxable value for the City as of January 1, 2025 is \$ 8,195,913,216.00.

Therefore, the 10% limit is \$819,591,321.00. The estimated¹ base assessment roll, for the Project Area as of January 1, 2025 is \$180,700.00. The base assessment rolls for all other current Agency revenue allocation areas is \$20,804,469. The estimated total value of all Agency revenue allocation areas after the implementation of this Plan is \$20,985,169, which is well under the limit of \$819,591,321. Therefore, the base assessment roll for all revenue allocation areas does not exceed ten percent (10%) of the assessed value for the City.

SECTION 504.3: Financial Limitation

While the Agency intends to fund most or all of the Projects with increment funding, as specifically set forth in the Feasibility Study, the use of any particular financing source for any particular purpose is not assured. The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the RAA. If revenue allocation funds are unavailable for certain Projects, the Agency will need to use a different funding source for said Projects or adjust the priority, or limit the scope of said Projects.

The Feasibility Study identifies a detailed list of estimated Project costs, a description of the methods of financing said Project costs, and the time when related costs or monetary obligations are anticipated to be incurred. The Feasibility Study has taken inflation and increases in construction costs into account. Based on these funding sources, the conclusion is that completion of substantial Projects is feasible.

SECTION 504.4: Impact on Other Taxing Districts and Levy Rate

A specific delineation of tax dollars generated by revenue allocation upon each taxing district underlying the Project Area is included in the Feasibility Study, as well as an analysis of the fiscal impact of the revenue allocation area, upon all taxing districts levying taxes upon property on the RAA. The amounts set forth in the Study may not constitute the amounts distributed to the other taxing entities from the RAA if there were no urban renewal Project. The anticipated development under the Plan and associated income would presumably be less without the implementation of this Plan. New value growth identified in the Study is a function of the efforts of the planning and public investment associated with this Plan. For tax year 2026, which taxes have been collected through 2027, the taxing districts underlying the Project Area, and their rates, are identified in the Feasibility Study attached hereto as Attachment 7.

Idaho Code Sections 50-2908, 63-803, and 63-811 provide that an urban renewal agency shall not be entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. The Study and this Plan have taken these limitations into account.

SECTION 505: Participation of LIDs

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts ("LID") for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other

¹ The values for the base assessment roll are obtained from the Canyon County Assessor's Office. The base assessment roll is an estimate as a function of the assessment process and when values are available. The final 2025 values will not be known until November 2025, and therefore the 2025 values are estimates. Further, the real property and personal property values may change as property is added to the rolls. In any event, the base values of all project areas of the Agency are well below the ten percent (10%) limitation.

like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of LID facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of community infrastructure district facilities under the Community Infrastructure District Act, Chapter 31, Title 50, Idaho Code, or similar districts.

SECTION 506: Lease Revenue and Parking Revenue

Under the Law, revenue may be generated through rents paid, parking fees, and other similar rents and incomes. Such revenue is not related to revenue allocation funding, and, therefore, provides a funding source for the Agency to continue to own and operate beyond the term of the Plan as allowed by Idaho Code Section 50-2905(7).

SECTION 600: ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City shall include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in the private and publicly-owned property, rights-of-way, or public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Preservation of historical sites.
- g. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- h. Institution and completion of proceedings necessary for the consideration of an LID, business improvement district (under Chapters 17 and 26, Title 50, Idaho Code), and similar districts if requested.
- i. The undertaking and completing of any other proceedings necessary to carry out the Plan.
- j. Administration of Community Development Block Grant funds and other state and federal grant funds that may be made available for purposes of the Plan.
- k. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

SECTION 601: Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency currently intends to convey any and all public improvements, over which it obtains an ownership interest, to the City, prior to the termination of the Plan.

SECTION 700: ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION 800: DURATION OF THIS PLAN

The provisions of this Plan shall be effective for 20 years from the date of the adoption of this Plan by the City Council. This Plan shall terminate no later than December 31st, 2045. The Agency may elect to terminate the Plan at any time, pursuant to the processes contained within Section 900 of this plan.

SECTION 900: PROCEDURES FOR END OF PLAN, TERMINATION, AND ASSET RETENTION

In the year in which it is estimated that Plan revenues are sufficient to cover all remaining estimated expenses and Project Costs for this Plan, the Agency shall adopt a resolution advising and notifying the Caldwell City Council, the Canyon County auditor, and the state tax commission of the existence of sufficient revenues to cover all estimated expenses and Project Costs for this Plan, and shall recommend the adoption of an ordinance for the termination of this Plan's Revenue Allocation Area by December 31 of that year. The Agency shall cause said ordinance to be filed with the office of the Canyon County recorder, as well as the Idaho State Tax Commission, as provided in Idaho Code 63-215. Any money collected in excess of the amount necessary to pay for all expenses and Project Costs shall be declared to be a surplus and shall be distributed as property taxes pursuant to Idaho Code 50-2909. Upon the occurrence of the foregoing events and actions, the Agency shall cease to receive increment funding, and the taxing districts overlapping with the Project Area shall be counted as new construction for the various taxing districts in the following year.

This Plan and the Economic Feasibility Study recognize that the Agency shall receive allocation of revenue in the calendar year following the last year of the revenue allocation provision described in this Plan, and the same has been accounted for in both this Plan and the Study.

This Plan contemplates the retention of certain assets, as described in Section 401, beyond the termination of this Plan.

If the Revenue Allocation Area is terminated prior to the end of the twenty (20) year plan period, the Agency shall continue to carry out the purposes of this Plan until all Projects contemplated by this Plan are completed.

In no event shall the effective period of this Plan exceed a period of twenty (20) years.

SECTION 1000: PROCEDURE FOR AMENDING AND UPDATING THE PLAN

The Plan may only be modified in compliance with the Law and the Act. Under the Law and the Act, the following shall not constitute a modification to the Plan:

- a. There is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency pursuant to section 50-2908, Idaho Code;
- b. There is a plan amendment to accommodate an increase in the revenue allocation area boundary as permitted in section 50-2033, Idaho Code;
- c. There is a plan amendment to accommodate a de-annexation in the revenue allocation area boundary; or
- d. There is a plan amendment to support growth of an existing commercial or industrial project in an existing revenue allocation area, subject to the provisions of section 50-2905A, Idaho Code.

The Plan may be further modified as allowed, either now or in the future, by the Law and the Act, as they may be amended.

SECTION 1100: SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

SECTION 1200: ANNUAL REPORT

Under the Law the Agency is required to file with the City on or before March 31 of each year a report of the Agency's activities for the preceding calendar year which report shall include a complete financial statement setting forth its assets liabilities income and operating expenses as of the end of such calendar year. The report must also contain information related to any modifications made to the plan, or a verification that no modifications have been made to the Plan.

Additionally, House Bill 560 adopted by the 62nd Idaho Legislature, Second Regular Session, codified at Idaho Code Section 67-450E, requires the Agency to comply with certain reporting requirements. On or before December 1 of each year, the Agency must submit to the online central registry certain administrative information and financial information, including information regarding bonds or other indebtedness. Failure to comply with the mandatory reporting requirements may result in compliance measures imposed by Idaho State Tax Commission. The Agency shall comply with all reporting requirements contained within the Law and the Act.

PARCEL LEGAL DESCRIPTION

LOTS 1 THROUGH 5, BLOCK 38 OF GOLDEN GATE ADDITION TO CALDWELL, IDAHO, BOOK 2, PAGE 78, ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF CANYON COUNTY, IDAHO, AND A PORTION OF BLOCK 38, ACCORDING TO THE REVISED MAP OF CALDWELL, IDAHO, BOOK 1, PAGE 20, ACCORDING TO THE PLAT OF SAID REVISED MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF CANYON COUNTY, IDAHO, AND A PORTION OF THE RIGHTS-OF-WAY FOR N. 5TH AVE. AND W. CHIGAGO ST. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING FOR THIS DESCRIPTION IS RECORD OF SURVEY INSTRUMENT NUMBER 1991025407;

COMMENCING AT THE INTERSECTION OF N. 5TH AVE. AND E. CHIGAGO ST.;

THENCE S 88°11'21" W, 57.58 FEET TO THE RIGHT-OF-WAY INTERSECTION OF SOUTHWESTERLY E. CHICAGO ST. AND NORTHWESTERLY N. 5TH AVE. AND THE **POINT OF BEGINNING**;

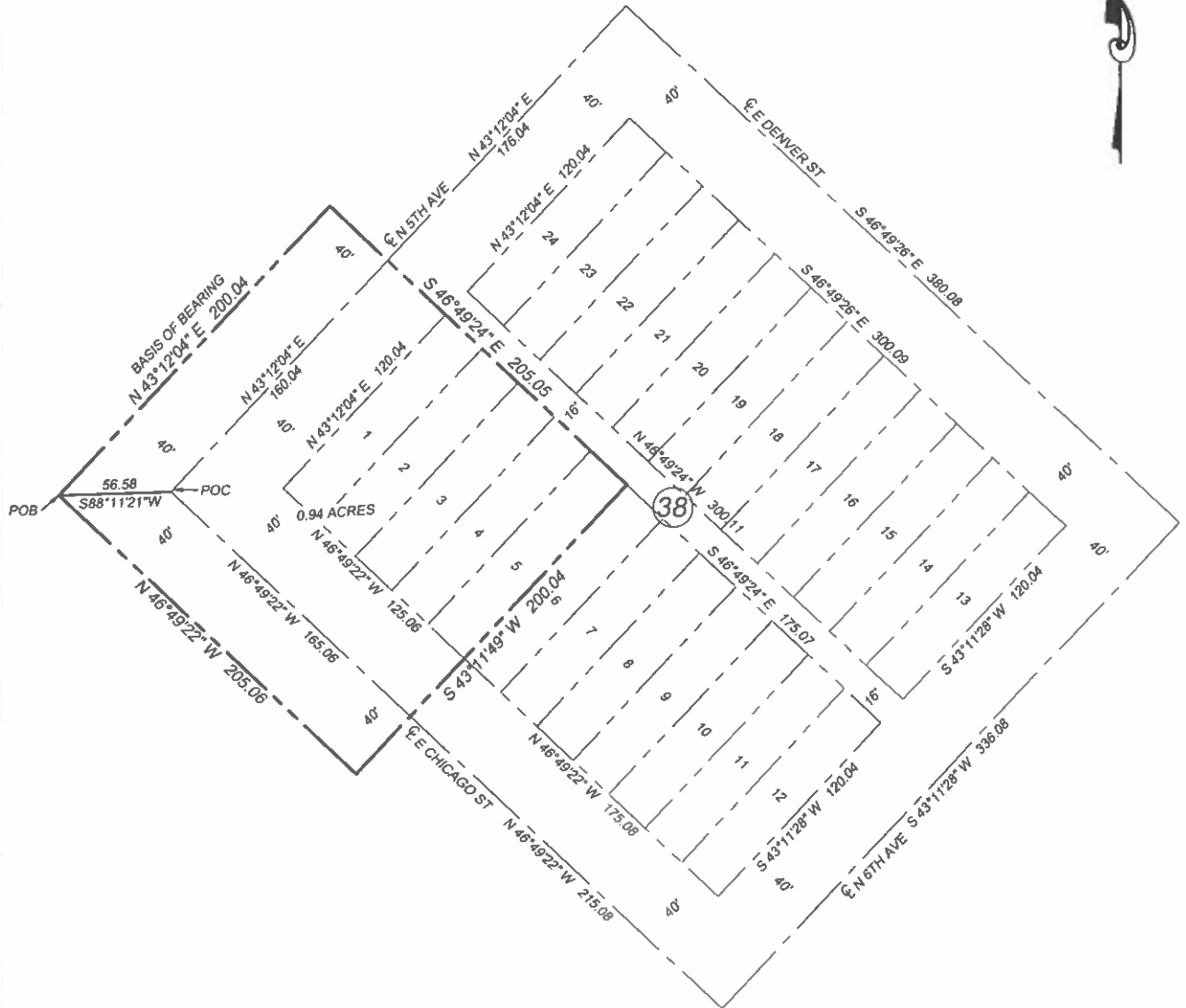
THENCE N 43°12'04" E, COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY OF SAID N. 5TH AVE., 200.04 FEET;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, S 46°49'24" E, 205.05 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 38 OF SAID GOLDEN GATE ADDITION TO CALDWELL, IDAHO;

THENCE S 43°11'49" W, COINCIDENT WITH THE SOUTHEASTERLY LINE OF LOT 5 OF SAID BLOCK 38, A DISTANCE OF 200.04 FEET TO A POINT THE SOUTHWESTERLY RIGHT-OF-WAY OF E. CHICAGO ST.;

THENCE N 46°49'22" W, COINCIDENT WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID E. CHICAGO ST., 205.06 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED CONTAINS 0.94 ACRES MORE OR LESS.



BASIS OF BEARING PER
R.O.S. INST. NO. 1991025407

CITY OF CALDWELL
ENGINEERING DEPARTMENT
205 S 6TH AVE.
CALDWELL, IDAHO 83605
(208) 455-3006
FAX (208) 455-3012



EXHIBIT

LOTS 1-5, BLOCK 38, GOLDEN GATE ADDITION
AND ADJACENT RIGHT-OF-WAY
CITY OF CALDWELL, ID.

DESIGNED BY: FJ
DRAWN BY: FJ
CHECKED BY: DM
DATE: 6/13/2025
SCALE: NOT TO SCALE

1 OF 1

ATTACHMENT NO. 2



ATTACHMENT NO. 3



CITY OF CALDWELL ZONE MAP

RS-1 Residential Estates	C-1 Neighborhood Commercial	Industrial Park	City Center	City Limits
RS-2 Residential Semi-Rural	C-2 Community Commercial	M-1 Light Industrial	Indian Creek Corridor	Impact Area
R-1 Low Density Residential	C-3 Service Commercial	M-2 Heavy Industrial	Airport Overlay Zone 1	Interstate
R-2 Medium Density Residential	C-4 Freeway Commercial	A-D Airport District	Airport Overlay Zone 2	Sheriff
R-3 High Density Residential	C-B Central Business District	H-C Highway Corridor	Historical District	Fire Station
H-D Hospital District	C-D College District	T-N Traditional Neighborhood	Parcels	Hospital
				Paramedic
				Police
				School



ATTACHMENT NO. 4

The projects contemplated in the plan area are improvements to the ROW that are necessary as a part of the intended construction of cottage homes within the privately owned real property lying within the project area.

Said improvements are enumerated on the following page, along with best estimates as to the potential costs of those improvements, calculated based upon the applicable quantities. The ultimate costs of these improvements may be higher or lower than the estimated costs, but the estimated costs represent a good faith effort to articulate the proposed improvements and their costs.

00 - General				Quantity	Unit	Unit Price	Total Price
1	Mobilization			1	LS	\$1,665.64	\$1,665.64
2	Traffic Control			1	LS	\$3,017.47	\$3,017.47
3	SWPPP			1	LS	\$5,000.00	\$5,000.00
4	Quality Control			1	LS	\$2,500.00	\$2,500.00
5	Survey			1	LS	\$2,500.00	\$2,500.00
6	Engineering - Civil			1	LS	\$7,500.00	\$7,500.00
7	Landscape Architecture			1	LS	\$5,000.00	\$5,000.00
01- Concrete Removal							
7	Removal of Concrete			40	CY	\$70.38	\$2,815.20
02 - Earthwork							
9	Excavation			175	CY	\$21.76	\$3,808.00
10	Export			175	CY	\$11.67	\$2,042.25
11	Final Subgrade			3935	SF	\$0.65	\$2,557.75
12	6" Minus Pitrun Subbase			104	CY	\$62.25	\$6,474.00
13	3/4" Road Mix Base Prep			90	CY	\$168.73	\$15,185.70
14	HMA Paving			40	Ton	\$217.26	\$8,690.40
15	Type "P" Surface Restoration			150	SF	\$44.38	\$6,657.00
16	Concrete Sidewalks, Curb & Gutter			1	LS	\$30,416.11	\$30,416.11
03- IPCO							
17	Remove Power Pole			1	LS	\$25,000.00	\$25,000.00
18	Reconnect power			1	LS	\$7,500.00	\$7,500.00
19	Transformer			1	LS	\$7,500.00	\$7,500.00
	Subtotal						\$145,829.52
	Contingency						\$29,165.90
	Total						\$174,995.42

ATTACHMENT 6

Estimated Administrative Costs*

Cost Category	Per Year (All Areas)	Total (All Areas)	Factor (Based on Base Assessment Ratio)	Total for new Area
Engineering and Accounting	\$ 8,400.00	\$ 168,000.00	0.0086	\$ 1,444.80
Legal Services	\$ 81,600.00	\$ 1,632,000.00	0.0086	\$ 14,035.20
Liability Insurance	\$ 15,425.00	\$ 308,500.00	0.0086	\$ 2,653.10
Financial Audit	\$ 17,300.00	\$ 346,000.00	0.0086	\$ 2,975.60
Economic Development Staff	\$ 226,800.00	\$ 4,536,000.00	0.0086	\$ 39,009.60
Totals	\$ 349,525.00	\$ 6,990,500.00	0.0086	\$ 60,118.30

* Estimates based upon the costs for current area and subject to inflation over term of Plan. A description of the method of funding these administrative costs is contained in the Economic Feasibility Study, Plan Attachment 7.

ATTACHMENT NO. 7

Introduction

This report contains estimates assumptions and forecasts specific to the establishment of a revenue allocation area. Sources include meetings with, finance director, RaeLynn North, county property records, provided by the county assessor and conversations with the developer. Information sources assumptions and estimates will be outlined in the report. This study does not ascertain the legal and regulatory requirements applicable to this project, including zoning, state and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future, federal, state or local legislation.

Tax increment projections are prepared for the purpose of estimating the approximate incremental revenue that could be generated by the proposed project. Projections provide estimates of the initial and final taxable values of the project. These projections provide some assurance as to the level of project tax increment financing reimbursement available to the agency. This report and the preliminary projections prepared under this agreement are intended solely for your information and for the purpose of establishing the project. These projections should not be relied upon by any other person, firm or corporation, or for any other purpose.

ElJay
208-921-9611
1910 E Homedale Rd, Caldwell, ID 83607

Waite

Urban renewal law requirements

Idaho code 50–2905. States that “the new agency of the municipality shall repair and adopt a plan for each revenue allocation area included as a part of the plan and submit the plan and recommendation for approval there out to the local governing body. Among the plan requirements listed in Idaho code 50–2905, the plan shall include an economic feasibility study. Idaho code 50–2905. Also articulates the economic feasibility study must be held to a standard of specificity. The following feasibility study provide specificity for Idaho code 50–2905 requirements one – nine for the project.

ElJay Waite, retired finance director city of Caldwell, Idaho and former board chairman of Caldwell Urban Renewal Agency 1998–2014 (Consultant), was retained by the urban renewal agency of the city of Caldwell, Idaho (Agency) to prepare an economic feasibility study (Study) pursue to the local economic development act, chapter 29, title 50, Idaho code (Act) for the project site (Project).

Economic feasibility is an analysis of tax increment financing revenue streams that could be generated based upon probable increases an assessed evaluation and associated incremental revenue, private, and public partnership contributions. Consultant evaluated, projected revenues and proposed reimbursable project cost to ensure economic feasibility of the project. The project consists of two vacant residential lots to be developed into two condos and five residential cottages.

Findings of feasibility study

The incremental taxable values and resulting tax increment revenues over the 20-year term of the project are summarized in the following explanations and figures. Incremental revenues are based on increases in assessed taxable value, resulting from redevelopment. Revenue streams, have not been discounted assuming that project cost reimbursement paid to the developer will be specifically identified in and limited to terms in the project reimbursement agreements. Infrastructure project costs of \$175,000 were provided by the developer following recommendations from the Caldwell engineering department. Project reimbursements are limited to 80% of associated incremental revenues not to exceed actual project cost. The remaining 20% will fund CURA operating costs attributed to the project. Developer estimates construction of the residential structures will be completed 100 days after site improvements are completed.

Introduction to Study

The project consists of two vacant residential lots identified by address as 405 N. 5th Ave. and 507 East Chicago Street. Developer plans to build condominium housing, consisting of two condos, over covered parking, and five cottage style residential dwellings, intended to be sold as owner occupied dwellings. Covered parking will be designated for and allocated to each dwelling. Each dwelling square footage will be similar to apartment square footage. Condos will have three bedrooms and two baths, and 1250 ft.². Cottages will have two bedrooms and two baths, and 900 ft.². This concept presents a shift from tenant-lease agreements to traditional owner mortgages. This development plan provides another method for CURA to redevelop deteriorated areas in old subdivisions, increase population density with owner occupied dwellings instead of apartment leases, update old or inadequate infrastructure through tax increment financing and provide revenue for other CURA projects.

Base Assessed Value, Buildout Value, Taxing Districts & Levy Rates

Current taxable assessed valuation of properties within the Project are shown in Figure 1a.

Figure 1a Base Estimated 2025 Taxable Assessed Value

Category	Taxable Assessed Value
Residential Land (405 N. 5th Ave.)	\$ 95,000
Residential Land (507 E. Chicago St.)	85,700
Total	\$ 180,700

Source: Canyon County Assessor

Estimated buildout taxable assessed valuation of properties within the Project are shown in Figure 1b.

Figure 1b Increment Buildout Taxable Assessed Value

Category	Increment Assessed Value	Homeowner's Exemption	Increment Taxable Assessed Value
Condo Land	\$ -	\$ -	\$ -
Condo Dwellings (2)	909,800	250,000	659,800
Condo Cottages (5)	2,199,400	625,000	1,574,400
		Total	\$ 2,234,200

Source: Canyon County Assessor

Taxing districts and associated levy rates within the Project are listed in Figure 2a. Figure 2b identifies tax districts exempt from revenue allocation and those included in incremental revenue.

Figure 2a Tax Districts within Project Area

Tax District	Assumed Levy
Ambulance District *	0.000098531
Caldwell School Dist. #132 *	0.000005511
Canyon County	0.001556847
Canyon HWY #4 in Caldwell *	0.000629205
City of Caldwell	0.003678648
College of Western Idaho	0.000085194
Mosquito Abatement	0.000093641
Total Base Levy	0.006147577
Total Increment Levy	0.005414330

* Levy statutorily excluded from increment financing

Source: Canyon County Assessor

Figure 2b Levy Category

District	Levy
Exempt:	
Ambulance District	0.000098531
Caldwell School Dist. #132	0.000005511
Canyon HWY #4 in Caldwell	0.000629205
Total	0.000733247
Increment eligible:	
Canyon County	0.001556847
City of Caldwell	0.003678648
College of Western Idaho	0.000085194
Mosquito Abatement	0.000093641
Total	0.005414330

Source: Canyon County Assessor

Impact of Base Values & Buildout Increment Values on Tax Districts

Property tax collections on base value will be distributed to tax districts as shown in Figure 3a.

Figure 3a Base Increment Value 2025

Tax District	Assumed Levy	2025 Estimated AV	Property Tax
Ambulance District	0.000098531	\$ 180,700	\$ 18
Caldwell School Dist. #132	0.000005511	180,700	1
Canyon County	0.001556847	180,700	281
Canyon HWY #4 in Caldwell	0.000629205	180,700	114
City of Caldwell	0.003678648	180,700	665
College of Western Idaho	0.000085194	180,700	15
Mosquito Abatement	0.000093641	180,700	17
Total	0.006147577	\$ 180,700	\$ 1,111

Source: Canyon County Assessor

Figure 3b details the increment value and property tax allocated annually for URA purposes when the project is added to tax rolls.

Figure 3b URA Buildout Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000000000	\$ 2,234,200	\$ -
Caldwell School Dist. #132	0.000000000	2,234,200	-
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000000000	2,234,200	-
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.000093641	2,234,200	209
Total	0.005414330	2,234,200	\$ 12,097

Source: Feasibility Study

Figure 4 details the increased revenue provided to exempt tax districts during the URA project and after termination.

Figure 4 Exempt Buildout Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000098531	\$ 2,234,200	\$ 220
Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County			
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell			
College of Western Idaho			
Mosquito Abatement			
Total	0.000733247	2,234,200	\$ 1,638

Source: Feasibility Study

Figure 5 details increased revenue provided to all tax districts after URA project termination.

Figure 5 All Levy Base Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000098531	\$ 2,234,200	\$ 220
Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.000093641	2,234,200	209
Total	0.006147577	2,234,200	\$ 13,735

Source: Feasibility Study

Figure 6 details the difference between eligible levy rates and original developer projections. Exempt tax district levy rates comprise much of this difference. This difference increased the proposed reimbursement period of 7–10 years to 20 years.

Figure 6 Comparison of Assessor vs Developer Levy Base Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
URA Levy Rate Figure 3b	0.005414330		
Exempt Levy Rate Figure 4	0.000733247		
Assessor Estimate	0.006147577	2,234,200	\$ 13,735
Developer Estimate	0.015000000	2,300,000	\$ 34,500

Source: Feasibility Study

Revenue Model

In order to reimburse developer for public infrastructure costs of \$175,000, the Revenue Model includes these assumptions.

1. The ordinance creating the revenue allocation will be enacted before December 31, 2025.
2. The Project will be completed in 2026, be added to tax rolls in December 2026 and begin generating incremental revenue in December 2027.
3. Assessed taxable value will equal the Assessor's estimate of \$2,234,200.
4. The revenue allocation period runs for 20 years with collections occurring in years 2027 – 2044.
5. Tax district levy rates equal the Assessor's estimate of .00541433 and remain constant throughout the revenue allocation period.
6. Incremental revenues are allocated 80% to developer and 20% to URA. An allocation to URA is essential as it is the sole revenue source available to this project.
7. No assessor valuation increases included in model calculations.

Upon meeting these assumptions, the Revenue Model provides \$174,192 in public infrastructure reimbursement to developer and \$43,548 in URA operating/project costs. Taxing districts will receive an incremental assessed value increase of \$2,234,200 on the 2 parcels identified in the Project.

Respectfully submitted,

ElJay Waite
Consultant

Figure 1a Base Estimated 2025 Taxable Assessed Value

Category	Taxable Assessed Value
Residential Land (405 N. 5th Ave.)	\$ 95,000
Residential Land (507 E. Chicago St.)	85,700
Total	\$ 180,700

Source: Canyon County Assessor

Figure 1b Increment Buildout Taxable Assessed Value

Category	Increment Assessed Value	Homeowner's Exemption	Increment Taxable Assessed Value
Condo Land	\$ -	\$ -	-
Condo Dwellings (2)	909,800	250,000	659,800
Condo Cottages (5)	2,199,400	625,000	1,574,400
Total			\$ 2,234,200

Source: Canyon County Assessor

Figure 2a Tax Districts within Project Area

Tax District	Assumed Levy
Ambulance District *	0.000098531
Caldwell School Dist. #132 *	0.000005511
Canyon County	0.001556847
Canyon HWY #4 in Caldwell *	0.000629205
City of Caldwell	0.003678648
College of Western Idaho	0.000085194
Mosquito Abatement	0.000093641
Total Base Levy	0.006147577
Total Increment Levy	0.005414330

Source: Canyon County Assessor

* Levy statutorily excluded from increment financing

Figure 2b

District	Levy Category	Levy
Exempt:		
Ambulance District		0.000098531
Caldwell School Dist. #132		0.000005511
Canyon HWY #4 in Caldwell		0.000629205
Total		0.000733247
Increment eligible:		
Canyon County		0.001556847
City of Caldwell		0.003678648
College of Western Idaho		0.000085194
Mosquito Abatement		0.000093641
Total		0.005414330

ODE AREA 001-00
 AMBULANCE DISTRICT
 CALDWELL SCHOOL DIST #132
 CANYON COUNTY
 CANYON HWY #4 IN CALDWELL
 CITY OF CALDWELL
 COLLEGE OF WESTERN IDAHO
 MOSQUITO ABATEMENT
 -
 0.0000985310
 0.0000055110
 0.0015568470
 0.0006292050
 0.0036786480
 0.0000851940
 0.0000936410
 0.0061475770

Figure 7 Revenue Model - Incremental Revenue Generated 2025 - 2044

Assessed Year	Tax Year	Base Value	Base Value Revenue	Taxable Value Project Improvements	Taxable Value Improvement Deletions	Cumulative Incremental Taxable Assessed Value	Assumed Levy Rate	Gross Incremental Revenue	80% of Gross Incremental Revenue for Infrastructure Reimbursement	20% of Gross Incremental Revenue for URA Operating Costs
2025	2026	\$ 180,700	1,111	\$ -	\$ -	\$ -	0.00541433	\$ -	\$ -	\$ -
2026	2027	180,700	1,111	-	-	-	0.00541433	-	-	-
2027	2028	180,700	1,111	2,234,200	-	2,234,200	0.00541433	12,097	9,677	2,419
2028	2029	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2029	2030	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2030	2031	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2031	2032	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2032	2033	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2033	2034	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2034	2035	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2035	2036	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2036	2037	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2037	2038	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419

2038	2039	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2039	2040	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2040	2041	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2041	2042	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2042	2043	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2043	2044	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2044	2045	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
Total		\$ 19,996						\$ 217,741	\$ 174,192	\$ 43,548

Source: Feasibility Study

Total	\$ 19,996
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Source: Feasibility Study

Figure 3b

URA Buildout Increment Value 2044			
Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000000000	\$ 2,234,200	\$ -
Caldwell School Dist. #132	0.000000000	2,234,200	-
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000000000	2,234,200	-
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.000093641	2,234,200	209
Total	0.005414330	2,234,200	\$ 12,097

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000098531	\$ 2,234,200	\$ 220
Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County			
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell			
College of Western Idaho			
Mosquito Abatement			
Total	0.000733247	2,234,200	\$ 1,638

Figure 5 All Levy Base Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.00098531	\$ 2,234,200	\$ 220

Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.000093641	2,234,200	209
Total	0.006147577	2,234,200	\$ 13,735

Source: Feasibility Study

Figure 6 Comparison of Assessor vs Developer Levy Base Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
URA Levy Rate Figure 3b	0.00541433		
Exempt Levy Rate Figure 4	0.000733247		
Assessor Estimate	0.006147577	2,234,200	\$ 13,735
Developer Estimate	0.015000000	2,300,000	\$ 34,500

Source: Feasibility Study

ATTACHMENT 8.1

RESOLUTION NO. 439-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO FINDING THAT A DETERIORATED AND DETERIORATING AREA, AS DEFINED BY IDAHO LAW, EXISTS IN AND ADJACENT TO THE CORPORATE CITY LIMITS OF CALDWELL; THE REHABILITATION, CONSERVATION, REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE RESIDENTS OF CALDWELL; THERE IS NEED FOR THE URBAN RENEWAL AGENCY TO FUNCTION IN SUCH AREA; AND SAID AREA IS APPROPRIATE FOR AN URBAN RENEWAL PLAN AND ASSOCIATED PROJECTS.

WHEREAS, City staff has caused that certain real property described on **Exhibit A** and Depicted on **Exhibit B**, hereinafter referred to as the "Geintke Project Site," to be evaluated as a site for creation of a new urban renewal project area and revenue allocation area and corresponding urban renewal activities of the Urban Renewal Agency of the City of Caldwell, Idaho ("Agency"); and

WHEREAS, City staff presented its findings concerning the condition of the Geintke Project Site to the City Council at a regular City Council meeting on December 16, 2024; and

WHEREAS, by Resolution No. 189-14, the Caldwell City Council previously determined that the broader neighborhood surrounding and including the Geintke Project Site, referred to therein as the North End Neighborhood Revitalization District, exhibited insanitary or unsafe dwelling accommodations that cause an increase in and spread of disease and crime, constituting a menace to the health, safety, morals and welfare the residents and necessitating a disproportionate expenditure of public funds for crime prevention and punishment, public health and safety, fire and accident protection, and other public services; and

WHEREAS, the findings in Resolution No. 189-14 concerning the condition of the North End Neighborhood Revitalization District, of which the Geintke Project Site is a part, continue to exist; and

WHEREAS, the Geintke Project Site, a former gas station, is detrimental to the public health, safety, morals or welfare and exhibits conditions which result in economic underdevelopment of the Geintke Project Site and substantially impair or arrest the sound growth of the municipality, retard the provision of housing accommodations and constitutes an economic or social liability in its present condition and use; and

WHEREAS, the foregoing conditions are depicted on the accompanying pictures attached hereto as **Exhibit C**; and

WHEREAS, the equalized assessed valuation (as shown by the taxable property assessment rolls) of the Geintke Project Site is likely to increase as a result of the initiation of urban renewal projects; and

WHEREAS, there is need for the Urban Renewal Agency of the City of Caldwell, Idaho to function in the Geintke Project Site.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho as follows:

1. Based upon the foregoing recitals, which are adopted and incorporated here as findings of fact, the Geintke Project Site, described in Exhibit A and depicted on Exhibit B, is hereby found and declared to be a "deteriorated area" as defined by Idaho Code Section 50-2018(8).

2. Based upon the foregoing recitals, which are adopted and incorporated here as findings of fact, the Geintke Project Site, described in Exhibit A and depicted on Exhibit B, is hereby found and declared to be a "deteriorating area" as defined by Idaho Code Section 50-2018(9).

3. Based upon the foregoing recitals, which are adopted and incorporated here as findings of fact, the Geintke Project Site, described in Exhibit A and depicted on Exhibit B, is hereby found and declared to be a "deteriorated area" as defined by Idaho Code Section 50-2903(8).

4. The equalized assessed valuation (as shown by the taxable property assessment rolls) of the Geintke Project Site is likely to increase as a result of the initiation of urban renewal projects.


5. There is need for the Urban Renewal Agency of the City of Caldwell, Idaho to function in the Geintke Project Site.

[signatures follow on the next page]

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 16th day of December 2024.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 16th day of December 2024.

Approved

By 
JAROM WAGONER, Mayor

ATTEST:

By 
DEBBIE GEYER, City Clerk (or deputy)

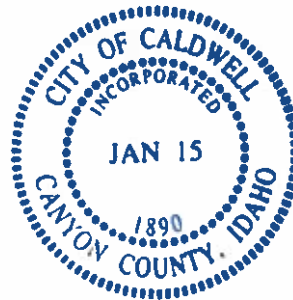


EXHIBIT A

Parcel I

Lots 1, 2 and 3, Block 38, Golden Gate Addition to Caldwell, Idaho, as the same is shown on the records in the office of the County Recorder of Canyon County, Idaho.

Parcel II

BEGINNING at the Westerly corner of Lot 4 in Block 38 of Golden Gate Addition to Caldwell, Idaho, according to the plat of said Addition of record in the office of the County Recorder of Canyon County, Idaho, and run Southeasterly on the Southwesterly boundary line of said Lot 4, and along the Southwesterly boundary line of Block 38 according to the Revised Map of Caldwell, Idaho, a distance of 50 feet; thence Northeasterly on a line parallel with the Northwesterly boundary line of said Lot 4, a distance of 120 feet to the Easterly corner of Lot 5 in said Block 38 of Golden Gate Addition to Caldwell, Idaho; thence Northwesterly on the Northeasterly boundary lines of Lots 5 and 4 of said Block 38, a distance of 50 feet to the Northerly corner of said Lot 4; thence Southwesterly on the Northwesterly boundary line of said Lot 4, a distance of 120 feet to the POINT OF BEGINNING and being all of Lots 4 and 5 in Block 38 of Golden Gate Addition to Caldwell, Idaho and a portion of Block 38 of the Revised Map of Caldwell, filed July 29, 1891 and now of record in Book 1 of Plats, Page 20, in the office of the County Recorder of Canyon County, Idaho.

J. A. P.

EXHIBIT "B"

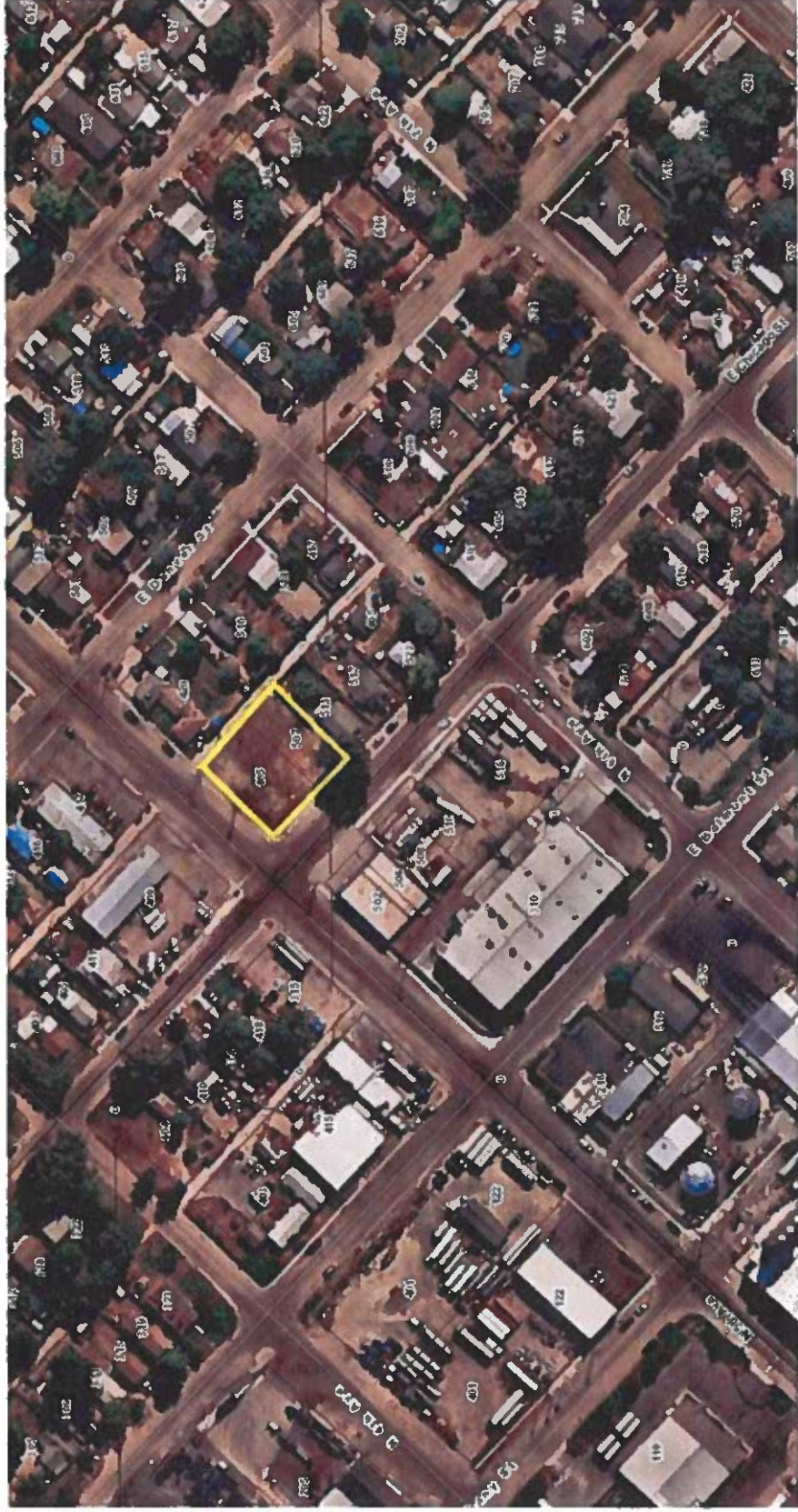
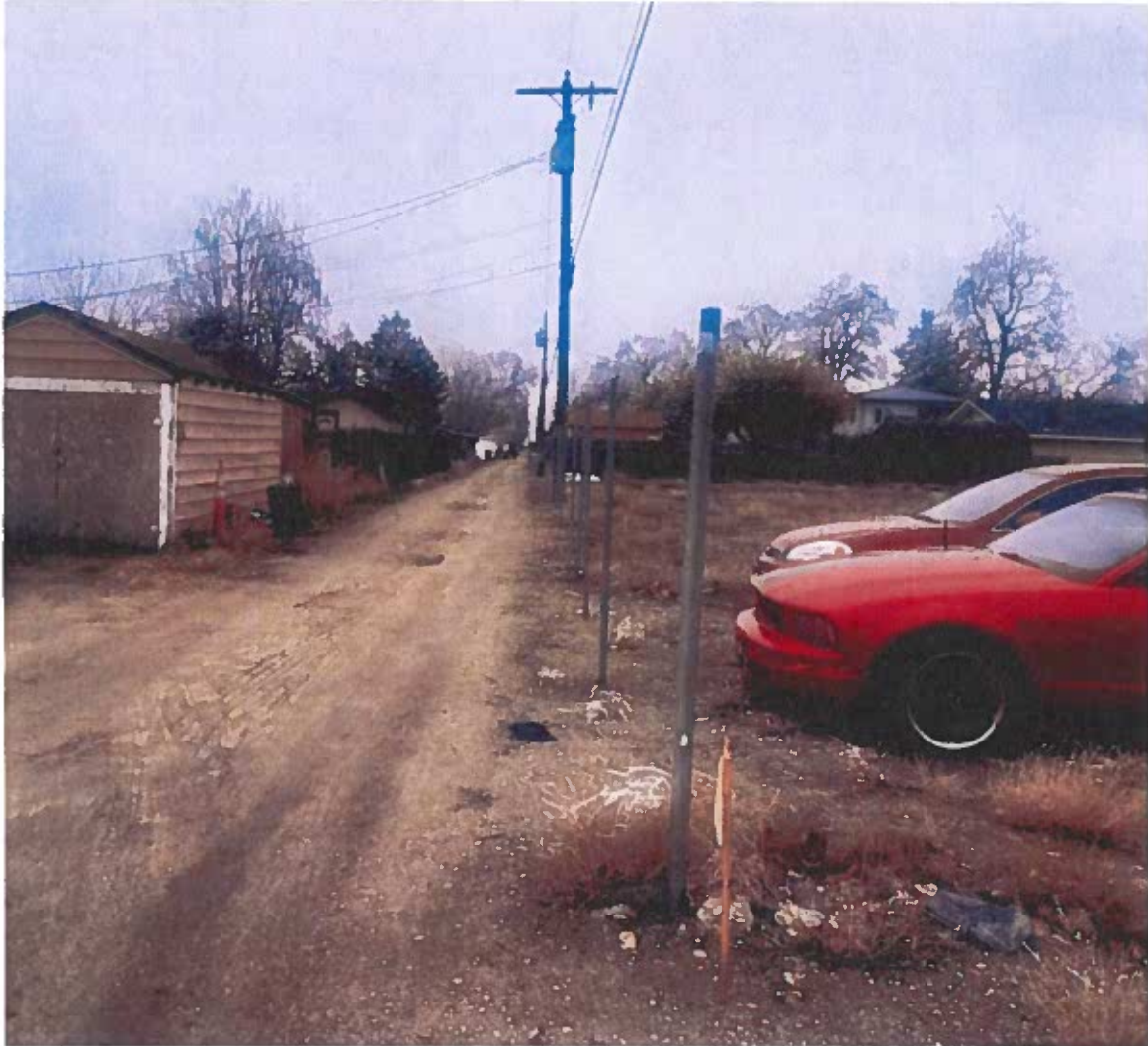


EXHIBIT "C"









ATTACHMENT 8.2

RESOLUTION NO. 2025 - 08

A RESOLUTION OF THE CALDWELL URBAN RENEWAL AGENCY, CITY OF CALDWELL, CANYON COUNTY, IDAHO, SUBMITTING THE SITE B - CALDWELL URBAN RENEWAL AREA PLAN TO THE CITY COUNCIL OF THE CITY OF CALDWELL AND RECOMMENDING THE APPROVAL AND ADOPTION OF AN URBAN RENEWAL PLAN PURSUANT TO IDAHO CODE § 50-2905.

WHEREAS, the Caldwell Urban Renewal Agency (the "CURA") is a duly constituted urban renewal agency operating under the laws of the State of Idaho; and,

WHEREAS, the City Council, by Resolution No. 439-24, declared certain areas of the City of Caldwell to be deteriorated and deteriorating and appropriate for urban renewal activities; and,

WHEREAS, pursuant to Idaho Code § 50-2905, "the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body."; and,

WHEREAS, attached hereto is the SITE B - Caldwell Urban Renewal Area Plan (the "Plan"), which has been prepared by the Agency pursuant to Idaho Code Title 50, Chapter 20 and 29; and,

WHEREAS, the Agency has reviewed the Plan and finds that it is compliant with Idaho Code Title 50, Chapter 20 and 29; and,

WHEREAS, the Agency desires that the Caldwell City Council consider the Plan, provide the Plan to the Caldwell Planning and Zoning Commission for review and comments, scheduling a hearing on the adoption of the plan, and adopt the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO:

1. That the Agency hereby adopts the Plan, attached hereto, pending its adoption and approval by the Caldwell City Council.
2. That the Agency hereby submits the Plan to the Caldwell City Council.
3. That the Agency hereby recommends the approval of the Plan.
4. That the Agency finds that the Plan includes, with specificity:
 - a. A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;

- b. A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- c. An economic feasibility study;
- d. A detailed list of estimated project costs;
- e. A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- f. A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- g. A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan;
- h. A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

ADOPTED AND APPROVED THIS 9 day of June, 2025.


CHAIRMAN

ATTEST:


SECRETARY



DRAFT

URBAN RENEWAL PLAN FOR THE SITE B - CALDWELL URBAN RENEWAL AREA

THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO

Ordinance No. _____

Adopted _____

Effective _____

Jarom Wagoner, Mayor

Date

ATTEST: _____
City Clerk, or Deputy

Date

SECTION 100: INTRODUCTION

SECTION 101: State of Idaho Urban Renewal Law and Economic Development Act

SECTION 102: History and General Conditions

SECTION 103: Description of Project Area

SECTION 200: SCOPE OF PROPOSED DEVELOPMENT

SECTION 300: ECONOMIC DEVELOPMENT AREA PLAN OBJECTIVES

SECTION 301: Participation Opportunities and Agreements

SECTION 302: Zoning Incentives, Impact Fees and Waivers

SECTION 303: Reimbursement Agreements

SECTION 304: Cooperation with Public Bodies

SECTION 400: PROPERTY ACQUISITION, DISPOSITION, DEVELOPMENT, AND MANAGEMENT

SECTION 401: Property Acquisition and Disposition

SECTION 401.1: Disposition and Development Documents

SECTION 402: Property Development by Agency

SECTION 402.1: Rehabilitation and Conservation

SECTION 402.2: Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project.

SECTION 403: Property Management

SECTION 404: Uses Permitted in the Project Area

SECTION 404.1: Designated Land Uses

SECTION 404.2: Public Rights-of-Way

SECTION 405: Other Public, Semi-Public, Institutional, and Nonprofit Uses

SECTION 406: Interim Uses

SECTION 407: General Controls and Limitations

SECTION 407.1: Construction

SECTION 407.2: Rehabilitation and Retention of Properties

SECTION 407.3: Minor Variances

SECTION 407.4: Design for Development

SECTION 500: METHODS OF FINANCING THE PROJECTS

SECTION 501: General Description of the Proposed Financing Method

SECTION 502: Intentionally Omitted

SECTION 503: Other Loans and Grants

SECTION 504: Revenue Allocation Financing Provisions and Economic Feasibility Study

SECTION 504.1: Assumptions and Conditions/Economic Feasibility Study

SECTION 504.2: Ten Percent Limitation

SECTION 504.3: Financial Limitation

SECTION 504.4: Impact on Other Taxing Districts and Levy Rate

SECTION 505: Participation of LIDs

SECTION 506: Lease Revenue and Parking Revenue

SECTION 600: ACTIONS BY THE CITY

SECTION 601: Maintenance of Public Improvements

SECTION 700: ENFORCEMENT

SECTION 800: DURATION OF THIS PLAN

SECTION 900: PROCEDURES FOR END OF PLAN, TERMINATION, AND ASSET RETENTION

SECTION 1000: PROCEDURE FOR AMENDING AND UPDATING THE PLAN

SECTION 1100: SEVERABILITY

SECTION 1200: ANNUAL REPORT

Attachments:

- No. 1: Description of Project Area
- No. 2: Project Area Boundary Map
- No. 3: Map Depicting Current Zoning within Project Area
- No. 4: Detail of Projects and Estimated Project Costs
- No. 5: [INTENTIONALLY OMITTED]
- No. 6: Administrative Costs
- No. 7: Economic Feasibility Study
- No. 8: Actions of City
 - No. 8.1: Resolution of Deteriorated or Deteriorating by City
 - No. 8.2: Recommendation of Urban Renewal Agency
 - No. 8.3: Recommendation of Plan to P&Z for Review
 - No. 8.4: Recommendations of Planning and Zoning Commission on Comprehensive Plan Analysis

SECTION 100: INTRODUCTION

This is the Urban Renewal Plan for the Site B - Caldwell Urban Renewal Project Area (the "Plan") in portions of the City of Caldwell, Idaho ("Caldwell" or "City"). Attachments 1 through 8.4, attached hereto (collectively, the "Plan Attachments") are incorporated herein and shall be considered a part of this Plan.

This Plan was prepared by the Board of Commissioners, consultants, and staff of the Urban Renewal Agency of the City of Caldwell, Idaho ("Agency") and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable local laws and ordinances.

This Plan contains both a general description of the powers the Agency will exercise and the manner in which they will be exercised in the carrying out of this Plan, as well as all specific information and detail as required by the Law and the Act, including Idaho Code Section 50-2905.

SECTION 101: State of Idaho Urban Renewal Law and Economic Development Act

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. As a public body, the Agency is governed by many of the statutory provisions of the Idaho Code applicable to public entities, including, but not limited to, the Idaho Open Meeting Law and the Idaho Public Records Act. In addition, under Idaho Code, the Agency is required to have the same fiscal year as the City, and to conduct financial audits and reviews of its financial statements pursuant to Idaho Code Section 67-450B.

For this Plan to be implemented, the laws of the State of Idaho require the following:

- a. A resolution, by the Caldwell City Council, evidencing the determination that the area to be included in the Plan, defined and described below, is deteriorated or deteriorating and designating such area as appropriate for an urban renewal project. A resolution making said determination and designation, Resolution No. _____ was passed by the Caldwell City Council on _____. A true and correct copy of said resolution is attached hereto as Attachment 8.1.
- b. A resolution, by the Urban Renewal Agency, recommendation adoption of the Plan, a copy of which resolution is attached hereto as Attachment 8.2.
- c. The submission of this Plan to the Caldwell Planning and Zoning Commission for review and recommendation with its conformity to the general plan of development for Caldwell as a whole, the Caldwell Comprehensive Plan. This Plan was submitted to the Caldwell Planning and Zoning Commission on _____, by resolution, which resolution is attached hereto as Attachment 8.3. The Caldwell Planning and Zoning Commission reviewed this Plan and submitted its written recommendations to the Caldwell City Council on _____, which date of submittal was less than sixty (60) days from the date of review of the Caldwell Planning and Zoning Commission. A true and correct copy of said written recommendations are attached hereto as Attachment 8.2.

SECTION 102: History and General Conditions

The area within which the following described projects and activities will take place is described and depicted on Attachments 1 and 2 ("Project Area").

The Project Area is located on the eastern corner of the intersection of Chicago Ave and 5th Street in downtown Caldwell, Idaho, and is likely to experience substantial development pressure in the near future. The Project Area, a former gas station, is detrimental to the public health, safety, morals or welfare and exhibits conditions which result in economic underdevelopment of the Project Area and substantially impair or arrest the sound growth of the municipality, retard the provision of housing accommodations and constitutes an economic or social liability in its present condition and use.

The preparation and approval of an urban renewal plan including a revenue allocation financing provision provides additional resources to solve the aforementioned problems in the Project Area. Revenue allocation financing should help to improve the situation and stimulate private investment otherwise not realized. In effect, property taxes generated by improvements and new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities.

This Plan focuses on the current and future economic development needs with an emphasis on residential development by maximizing opportunities for private enterprise. The targeted areas were chosen after careful consideration of deteriorating conditions as defined by Idaho Code, future needs, and potential for generating private investment and a return of increased tax revenue and economic activity on the various Projects. This Plan and the Projects have been planned, and will be carried out, in conformity with the Comprehensive Plan of the City of Caldwell. Additionally, this Plan has been analyzed and approved by the Planning and Zoning Commission of the City of Caldwell for its consistency with said Comprehensive Plan.

SECTION 103: Description of Project Area

The boundaries for the Project Area shall coincide with a corresponding Revenue Allocation Area ("RAA") created and established as part of this Plan, pursuant to the Act. Generally, unless indicated to the contrary, references in this Plan to the "Project Area" should be understood to include both Project Area and the RAA. The boundaries of the Project Area are described in Attachment No. 1, which is attached hereto and incorporated herein by reference, and are illustrated on the Project Area Boundary Map, attached hereto as Attachment No. 2, and incorporated herein by reference. The Project Area does not include any agricultural land.

SECTION 200: SCOPE OF PROPOSED DEVELOPMENT

The Agency proposes to carry out and effectuate the purposes and provisions of the Law and the Act by exercising all powers authorized under the Law and the Act, including, but not limited to, the following:

1. The acquisition of certain real property;
2. The demolition and/or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration;
3. The maintenance of any property acquired by the Agency while said property is being prepared for disposition and development.

4. The provision for participation by property owners within the Project Area, including entering into reimbursement agreements;
5. The management of any property acquired by and under the ownership and control of the Agency;
6. The provision for relocation assistance to displaced Project occupants, as required by law;
7. The installation, construction, and reconstruction of streets, curb and gutter, sidewalks, streetscapes, design standards, and all utilities, including infrastructure and transmission lines for water, sewer, natural gas, electrical distribution, and internet systems, as well as shared trenches and transmission lines, for all such utilities in an underground and/or aerial configuration, to encourage new developments of fiber optic systems, parking facilities, recreation and park amenities, art, improvements to railroad property and other public improvements, including, but not limited to, the operation and management of such facilities and the design and engineering of such facilities in conformance with the Law, the Act, and this Plan;
8. The disposition of property for uses in accordance with the Law and Act, and this Plan;
9. The development and redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
10. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
11. The preparation and assembly of adequate sites for development, redevelopment, and construction of facilities for industrial, commercial, mixed-use residential, office, appropriate retail, public facility and other ancillary uses.
12. To the extent allowed by law, the lending or investing of federal funds to facilitate redevelopment;
13. Ability to commit to long term leases for public facilities;
14. Environmental assessment and remediation where environmental conditions detrimental to redevelopment exist;
15. The construction of storm water management infrastructure to support compliance with federal and local regulations for storm water discharge and to support private development;
16. In collaboration with property owners and other stakeholders, working with the City of Caldwell to amend the zoning regulations and standards and guidelines for the design of streetscape applicable to the Project Area as needed to support implementation of this Plan;
17. The enhancement, construction, and possible realignment of streets, pathways, sidewalks, and related streetscape amenities;
18. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
19. The construction of cultural facilities, and the enhancement and construction of parks, open spaces, and public recreational and school facilities;
20. The acquisition, disposition and, where necessary, clearance of property for uses consistent with the Plan;
21. The rehabilitation and adaptive reuse and repurposing of existing buildings;
22. The provision of financial and other assistance to support preservation of historic buildings and affordable housing and workforce housing as defined by Agency policy;
23. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, unique cultural businesses, mid-sized companies, and large-scale corporations;

24. The provision for participation by property owners within the Project Area to achieve the objectives of this Plan;
25. The disposition of property for uses in accordance with the Law and this Plan;
26. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights and sites for buildings to be used for residential, commercial, and other uses contemplated by the Plan and to provide utilities to the development site.
27. All other actions described in this Plan.

In accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereinafter permitted by the Law, the Act or other provisions of Idaho or federal law. The foregoing powers will be exercised in the undertaking of specific projects to carry out the purposes of the Plan. Attachments 4 and 6 contain detailed descriptions of the specific Projects, and their related costs, which the Agency shall undertake within the project Area. The Economic Feasibility Study, attached as Attachment 7 and as described in Section 504, contains a detailed analysis of the revenue that will be generated by development within the Project Area, the time when said revenue will be expended and the projects on which it will be expended, as well as the source of all revenue for the specific projects. Said Attachments and the Feasibility Study are incorporated, here, by this reference, as if set forth fully herein.

SECTION 300: ECONOMIC DEVELOPMENT AREA PLAN OBJECTIVES

Economic Development action is necessary in the Project Area to combat problems of deterioration and economic underdevelopment. The faulty lot layout in relation to size and obsolete platting, and conditions which result in economic underdevelopment of the area constitutes an economic liability and is a menace to the public health, safety, morals or welfare in its present condition and use, all of which will be reduced and corrected by commencing and completing the Projects, as described in this Plan, which will resolve the foregoing issues within the Project Area, satisfying the general purposes of the Plan, inclusive of the following specific economic development objectives:

- a. Economic development activities, coupled with development incentives, will bring new development to the Project Area, resulting in the replacement or rehabilitation of dilapidated and deteriorated buildings.
- b. The revenue generated by new development will provide funding for the rehabilitation of certain streets, which will provide adequate access for future development.
- c. Additionally, the rehabilitation certain streets within the Project Area will increase the viability and readiness of future development opportunities.
- d. The further development of public utilities, including water, power, sewer, fiber, and multi-use conduits will permit private investors to make development decisions within the Project Area.
- e. The relocation and repositioning of public utilities are necessary to permit development.
- f. The achievement of the foregoing objectives, as well as all other objectives of the Agency and of this Plan, will ensure the methodical and efficient economic development of the Project Area, and of the City of Caldwell generally.

SECTION 301: Participation Opportunities and Agreements

The Agency shall enter into an owner participation agreement with any existing or future owners of property, in the event the property owner seeks and/or receives assistance, including receipt of reimbursements, from the Agency in the redevelopment of their property and the Agency determines such participation is in the best interests of the Agency, the public and consistent with the Law, the Act and the Plan.

Each structure and building in the Project Area to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards:

- a. The owner executes a participation agreement to meet conditions described below.
- b. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency, a commitment by the property owner to meet greater objectives of land use and development that those otherwise applicable. Upon completion of any rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life of at least twenty (20) years.
- c. All such buildings or portions of buildings, which are to remain within the Project Area, shall be reconstructed in conformity with all applicable codes and ordinances of Canyon County and the City of Caldwell, as applicable, including any mandated federal authority.
- d. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as any appropriate design requirements.
- e. Owner participation agreements may require all or portions of new developments to remain subject to ad valorem real property taxes for up to twenty (20) years following completion.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties.

In the event a participant under a participation agreement fails or refuses to rehabilitate, develop, use, and maintain their real property pursuant to this Plan and the participation agreement, the Agency may, in addition to any other remedy at law or in equity, specifically enforce said participation agreement or, at its own cost, enter onto said property for the purpose of bringing it into compliance with said participation agreement and file a lien against the property for all costs and fees incurred in such action.

SECTION 302: Zoning Incentives, Impact Fees and Waivers

For any development covered by an owner participation agreement or disposition and development agreement, the Agency shall have the authority, but not the obligation, to cooperate with the developer to apply for the waiver or reduction of any impact fee assessed by any governmental entity. The Agency shall also have the authority, but not the obligation, to consider the payment of all or part of such impact fees from revenue allocation proceeds in an amount not to exceed those attributable to the particular development to the extent allowed by law.

SECTION 303: Reimbursement Agreements

The Agency, in conjunction with the City, may enter into "late-comer" agreements for the construction, by private parties, of sanitary sewer within the Project Area, pursuant to Caldwell

City Code, Section 04-05-07(4); or for the construction, funding, or contribution of any capital improvements to meet the need for police, fire, and parks and recreation, for which an impact fee is imposed, pursuant to Caldwell City Code, Section 10-09-09.

The Agency may also enter into Increment Reimbursement Agreements as a method of funding any or all of the Projects, including the construction of any public utilities, infrastructure, conduits, streets, sidewalks, landscaping, parks, or any other required public improvements ("RPIs") within the Project Area. The Increment Reimbursement Agreements shall be entered into when a private entity constructs or pays for the construction of RPIs. Said Agreements shall allow for the repayment, by the Agency, of any expenditures made by a private party for said RPIs. The use of Increment Reimbursement Agreements allows the Agency to provide development incentives without requiring bonding. The Feasibility Study, as described in Section 504 of this Plan, contains a detailed description of the intended utilization of Increment Reimbursement Agreements to fund the Projects. Increment Reimbursement Agreements shall not violate the following limitations:

1. Reimbursement to a private entity for the construction of RPIs shall only be made from any increment accruing to the Agency as the result of increases in the value of the land the development of which necessitates the RPIs, including value added by the addition of buildings and improvements.
2. The maximum total amount of reimbursement paid to a private entity in a given year (365 day period) shall not exceed 90% of the increment accruing to the Agency from the property in that year.
3. No Increment Reimbursement Agreement shall purport to constitute, or constitute in fact, a guarantee of the reimbursement of any certain amount of money to a private entity.
4. No Increment Reimbursement Agreement shall last beyond the termination date of this Plan.
5. No Increment Reimbursement Agreement shall be entered into for partially completed RPIs. Completion of RPIs shall be determined by the specific department of the City of Caldwell charged with overseeing or regulating the specific improvements that are contemplated by an Increment Reimbursement Agreement.
6. The Agency shall be responsible for approving all Increment Reimbursement Agreements and shall exercise discretion in said approvals to ensure that all urban renewal funding is expended in a way that optimizes the use of the Project Area for high-value development. In so doing, the Agency may rely upon the advice and council of economic development experts, including the Economic Development Director and staff, as well as any statistic and data compiled and analyzed by said Director relating to the specific values of capital improvements per acre, job creation, and wages.

Any reference in this plan to "reimbursements" or "reimbursement agreements" shall be read so as to include Increment Reimbursement Agreements.

SECTION 304: Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of project within the Project Area. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency is authorized to financially (and otherwise) assist any public body in the cost of public land, buildings, facilities, structures, or other improvements within the Project Area to the extent permitted by the Law and the Act.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of an owner participant if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall comply with the provisions of this Plan.

SECTION 400: PROPERTY ACQUISITION, DISPOSITION, DEVELOPMENT, AND MANAGEMENT

SECTION 401: Property Acquisition and Disposition

As specified in this Plan, the Agency is authorized to acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes, together with any improvements thereon; to hold, improve, renovate, rehabilitate, clear or prepare for redevelopment any such property or buildings; to mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property; to insure or provide for the insurance of any real or personal property or operations of the municipality against any risks or hazards, including the power to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of this Plan.

As specified within this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of, or retain, any interest in real property under the provisions set forth in Idaho Code Section 50-2011. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. Idaho Code Section 50-2011, together with any specific procedures for disposition of real property adopted by the Agency pursuant to that Section, provides the structure of disposition requirements.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public entity as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan or as otherwise allowed by law.

Any purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency determines as reasonable, and to comply with job creation and other conditions which the Agency deems necessary to carry out the purposes of this Plan.

Any real property acquired within the Project Area will be retained and/or disposed of pursuant to this section, the Law, the Act, and the following Sections concerning development documents and agreements.

The Agency is authorized to acquire land for the purposes of site preparation and rehabilitation for disposition and redevelopment. Said parcels are referenced in the Economic Feasibility Study and in the Project list contained within Attachment 4, which also contain detailed

description of the specific Projects and estimated costs that will be undertaken and incurred in acquisition, rehabilitation and preparation, disposition of, and redevelopment of said properties.

The Agency is authorized to acquire additional property for lot improvement, as described in the Feasibility Study and the project list contained in Attachment 4. The estimated costs of the acquisition and development of said projects is contained within Attachment 4.

Any acquisition of land contemplated by this Plan, if said land is "open land" as the term is used in Idaho Code Section 50-2008(d), shall not be effectuated unless the necessary findings are made by the City, pursuant to Idaho Code Section 50-2008(d).

The Agency is authorized to dispose of all property acquired pursuant to this Plan prior to the Termination of this Plan, except that the Agency is authorized to retain any parcel purchased which has not been able to be fully redeveloped as of the termination of the Plan to ensure their continued use to facilitate economic development within the Project Area.

SECTION 401.1: Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation or other development/disposition agreements, shall be transferred only with restrictive commitments consistent with the provisions of this Plan. Accordingly, the Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Canyon County.

All property acquired or disposed of by the Agency in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a disposition and development agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as required by law.

The land and/or air rights and subterranean rights acquired by the Agency will be disposed of subject to an agreement between the Agency and the developer. The developer will be required by the contractual agreement to observe the requirements of this Plan and to submit a development and job creation schedule satisfactory to the Agency. Schedule revisions will be made only with the consent of the Agency.

All final development plans (whether public or private) prepared pursuant to disposition and development or owner participation agreements shall be submitted to the Agency Board of Commissioners for review and approval.

SECTION 402: Property Development by Agency

The Agency does not intend to acquire any real property within the Plan area

SECTION 402.1: Rehabilitation and Conservation

In carrying out the purposes of this Plan, the Agency is authorized to move, or to cause to be moved, any substandard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government or through the City for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program ("CDBG"), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance and/or match such grants, the Agency's use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects which will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for profit-business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any other activity necessary or appropriate to carry out a qualifying economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law or Act.

SECTION 402.2: Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project.

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and all other applicable federal law and rules. The Agency may also undertake relocation activities for those not entitled to benefit under federal law as the Agency may deem appropriate for which funds are available.

The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of law. The intent of this section is to allow the Agency sufficient flexibility to award relocation benefits on some rational basis, or by payment of a lump sum on a per case basis. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance as may be warranted.

SECTION 403: Property Management

The agency does not intend to acquire any real property within the Plan area.

SECTION 404: Uses Permitted in the Project Area

The proposed land uses to be permitted in the Project Area for all land, public and private, are depicted in Attachment 3.

SECTION 404.1: Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning requirements, including maximum densities, of the City of Caldwell and, where applicable,

Canyon County. The Agency may participate with Canyon County, the City, other agencies, and stakeholders in proposing new zoning regulations and standards or guidelines for streetscape, design, and construction.

SECTION 404.2: Public Rights-of-Way

The Project Costs for all acquisition and construction of public improvements in rights of way are contained within Attachment 4, and further described by the Feasibility Study.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed, expanded, or modified as necessary for proper development and in conjunction with any applicable policies and standards of the appropriate road or highway jurisdiction. The Agency has the right to lease, sell or partner with private entities for development on right-of-way land within the Project Area.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the appropriate road or highway jurisdiction and shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain; and
- b. The requirements imposed by such factors as topography, traffic, safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also sensitive areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

SECTION 405: Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities; educational, fraternal, employee, philanthropic, and charitable institutions; utilities; governmental facilities; re-use of railroad rights-of-way and equipment; and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and restrictions as may be necessary to protect the development and use of the Project Area. Non-public entities, such as nonprofits, are considered to be private entities under the Plan.

SECTION 406: Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses, which uses must comply with applicable law and must have a set expiration date.

SECTION 407: General Controls and Limitations

All real property in the Project Area, under the provisions of either a disposition and development agreement, owner participation agreement or reimbursement agreement, is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan.

SECTION 407.1: Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time-to-time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

SECTION 407.2: Rehabilitation and Retention of Properties

Any existing structure within the Project Area, subject to either a disposition and development agreement, owner participation agreement, or reimbursement agreement, subject to approval by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses. No variance shall be granted which changes a basic land use or which permits departure from the provisions of this Plan. In permitting any such variance, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variance permitted by the Agency hereunder shall not supersede any other approval required under applicable law.

SECTION 407.3: Minor Variances

Under exceptional circumstances, the Agency is authorized to permit a variance from the limits, restrictions, and controls established by this Plan. In order to permit such variance, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variance will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variance will not be contrary to the objectives of this Plan or of the applicable comprehensive plan.

No variance shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variance, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variance permitted by the Agency hereunder shall not supersede any other approval required under applicable codes and ordinances.

SECTION 407.4: Design for Development

Any development within the Project Area must comply with the applicable zoning ordinance regarding land use, heights, setbacks, and other standards.

SECTION 500: METHODS OF FINANCING THE PROJECTS

SECTION 501: General Description of the Proposed Financing Method

The Agency intends to fund all Projects and other Plan activities with revenue allocation funding. The availability of revenue allocation funding is contingent upon the rate of development within the Project Area, and the Agency intends to employ a combination of revenue allocation funding and other revenue sources, as such funding methods are available throughout the life of the Plan. Detailed descriptions of the method of financing, the time when obligations will be incurred, and fiscal impact on other taxing districts is contained within the Feasibility Study, attached hereto as Attachment 7, and incorporated herein by this reference.

The Agency is authorized to finance this Project with financial assistance from any local government, the State of Idaho, federal government, or other public entities, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency owned property, revenue allocation funds as allowed by the Act, bonding, and any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities. The City or any other public agency may expend money to assist the Agency in carrying out this Project.

SECTION 502: Intentionally Omitted

SECTION 503: Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the state of Idaho, CDBG funds, or any other public or private source will be utilized if available. The Agency may consider funding sources through Local Improvement Districts, Business Improvement Districts, Community Infrastructure Districts, or similar districts as authorized by state law. Neither the members of the Agency nor any persons executing such loans or grants shall be liable on the loans or grants by reason of their issuance.

The Agency also intends to seek appropriate private contributions, where applicable, to assist in the funding of the activities described herein.

SECTION 504: Revenue Allocation Financing Provisions and Economic Feasibility Study

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, said revenue allocation financing provision being effective retroactively to January 1, 2024. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency shall create a special fund into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use said funds in accordance with the Act, the Law, and this Plan.

As authorized by the Law and the Act, and as described in this Plan, the Agency shall obtain financing for the Projects from increment financing generated within the Project Area,

which is the same area as the Revenue Allocation Area. Funding is generated when new growth within the Project Area, generated by the economic development activities the Agency engages in pursuant to this Plan, increases the value of the properties within the Project Area. Said increased value is taxed at levy rates set by overlapping taxing districts, and the revenue generated by said taxes is allocated to the Agency.

A full description of the goals, feasibility, projections, estimates, effects, and timeline for the Revenue Allocation Area is contained within the Economic Feasibility Study for the Project Area, attached hereto as Attachment 7, and incorporated herein by this reference. The Study constitutes the financial analysis required by the Act and is based upon existing information from the Agency and City. Projections are based upon prior urban renewal area date, as well as input from the Agency, public agencies, property owners, developers, and others.

SECTION 504.1: Assumptions and Conditions/Economic Feasibility Study

The information contained in this Plan, including in the Economic Feasibility Study of Attachment 7 assumes certain completed and projected actions and Projects. Under the provisions of the Act, the revenue allocation shall continue until the debt or other obligations or other Project activity is completed or satisfied. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of bonded indebtedness (and all other loans or indebtedness) and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place faster than as projected, indebtedness could be extinguished earlier, dependent upon the bond sale documents, the Projects, or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for the Plan's full term.

The Plan and Attachments incorporate estimates and projections based on the Agency's present knowledge and expectations. The Agency reserves the right to make minor alterations to the sequence and scope of the Projects if necessitated by then-current circumstances within the Project Area.

The assumptions set forth in the Study are based upon the best information available to the Agency through public sources or discussions with property owners, developers, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded.

The assumptions concerning revenue allocation proceeds are based upon certain assessed value increases and assumed tax levy rates, and insignificant rounding discrepancies may present in the Study.

SECTION 504.2: Ten Percent Limitation

Under the Act the base assessed valuation for all revenue allocation areas cannot exceed ten percent (10%) of the current assessed valuation of all taxable property within the City. The total estimated assessed taxable value for the City as of January 1, 2025 is \$ 8,195,913,216.00.

Therefore, the 10% limit is \$819,591,321.00. The estimated¹ base assessment roll, for the Project Area as of January 1, 2025 is \$180,700.00. The base assessment rolls for all other current Agency revenue allocation areas is \$20,804,469. The estimated total value of all Agency revenue allocation areas after the implementation of this Plan is \$20,985,169, which is well under the limit of \$819,591,321. Therefore, the base assessment roll for all revenue allocation areas does not exceed ten percent (10%) of the assessed value for the City.

SECTION 504.3: Financial Limitation

While the Agency intends to fund most or all of the Projects with increment funding, as specifically set forth in the Feasibility Study, the use of any particular financing source for any particular purpose is not assured. The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the RAA. If revenue allocation funds are unavailable for certain Projects, the Agency will need to use a different funding source for said Projects or adjust the priority, or limit the scope of said Projects.

The Feasibility Study identifies a detailed list of estimated Project costs, a description of the methods of financing said Project costs, and the time when related costs or monetary obligations are anticipated to be incurred. The Feasibility Study has taken inflation and increases in construction costs into account. Based on these funding sources, the conclusion is that completion of substantial Projects is feasible.

SECTION 504.4: Impact on Other Taxing Districts and Levy Rate

A specific delineation of tax dollars generated by revenue allocation upon each taxing district underlying the Project Area is included in the Feasibility Study, as well as an analysis of the fiscal impact of the revenue allocation area, upon all taxing districts levying taxes upon property on the RAA. The amounts set forth in the Study may not constitute the amounts distributed to the other taxing entities from the RAA if there were no urban renewal Project. The anticipated development under the Plan and associated income would presumably be less without the implementation of this Plan. New value growth identified in the Study is a function of the efforts of the planning and public investment associated with this Plan. For tax year 2026, which taxes have been collected through 2027, the taxing districts underlying the Project Area, and their rates, are identified in the Feasibility Study attached hereto as Attachment 7.

Idaho Code Sections 50-2908, 63-803, and 63-811 provide that an urban renewal agency shall not be entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. The Study and this Plan have taken these limitations into account.

SECTION 505: Participation of LIDs

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts ("LID") for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other

¹ The values for the base assessment roll are obtained from the Canyon County Assessor's Office. The base assessment roll is an estimate as a function of the assessment process and when values are available. The final 2025 values will not be known until November 2025, and therefore the 2025 values are estimates. Further, the real property and personal property values may change as property is added to the rolls. In any event, the base values of all project areas of the Agency are well below the ten percent (10%) limitation.

like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of LID facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of community infrastructure district facilities under the Community Infrastructure District Act, Chapter 31, Title 50, Idaho Code, or similar districts.

SECTION 506: Lease Revenue and Parking Revenue

Under the Law, revenue may be generated through rents paid, parking fees, and other similar rents and incomes. Such revenue is not related to revenue allocation funding, and, therefore, provides a funding source for the Agency to continue to own and operate beyond the term of the Plan as allowed by Idaho Code Section 50-2905(7).

SECTION 600: ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City shall include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in the private and publicly-owned property, rights-of-way, or public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Preservation of historical sites.
- g. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- h. Institution and completion of proceedings necessary for the consideration of an LID, business improvement district (under Chapters 17 and 26, Title 50, Idaho Code), and similar districts if requested.
- i. The undertaking and completing of any other proceedings necessary to carry out the Plan.
- j. Administration of Community Development Block Grant funds and other state and federal grant funds that may be made available for purposes of the Plan.
- k. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

SECTION 601: Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency currently intends to convey any and all public improvements, over which it obtains an ownership interest, to the City, prior to the termination of the Plan.

SECTION 700: ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION 800: DURATION OF THIS PLAN

The provisions of this Plan shall be effective for 20 years from the date of the adoption of this Plan by the City Council. This Plan shall terminate no later than December 31st, 2045. The Agency may elect to terminate the Plan at any time, pursuant to the processes contained within Section 900 of this plan.

SECTION 900: PROCEDURES FOR END OF PLAN, TERMINATION, AND ASSET RETENTION

In the year in which it is estimated that Plan revenues are sufficient to cover all remaining estimated expenses and Project Costs for this Plan, the Agency shall adopt a resolution advising and notifying the Caldwell City Council, the Canyon County auditor, and the state tax commission of the existence of sufficient revenues to cover all estimated expenses and Project Costs for this Plan, and shall recommend the adoption of an ordinance for the termination of this Plan's Revenue Allocation Area by December 31 of that year. The Agency shall cause said ordinance to be filed with the office of the Canyon County recorder, as well as the Idaho State Tax Commission, as provided in Idaho Code 63-215. Any money collected in excess of the amount necessary to pay for all expenses and Project Costs shall be declared to be a surplus and shall be distributed as property taxes pursuant to Idaho Code 50-2909. Upon the occurrence of the foregoing events and actions, the Agency shall cease to receive increment funding, and the taxing districts overlapping with the Project Area shall be counted as new construction for the various taxing districts in the following year.

This Plan and the Economic Feasibility Study recognize that the Agency shall receive allocation of revenue in the calendar year following the last year of the revenue allocation provision described in this Plan, and the same has been accounted for in both this Plan and the Study.

This Plan contemplates the retention of certain assets, as described in Section 401, beyond the termination of this Plan.

If the Revenue Allocation Area is terminated prior to the end of the twenty (20) year plan period, the Agency shall continue to carry out the purposes of this Plan until all Projects contemplated by this Plan are completed.

In no event shall the effective period of this Plan exceed a period of twenty (20) years.

SECTION 1000: PROCEDURE FOR AMENDING AND UPDATING THE PLAN

The Plan may only be modified in compliance with the Law and the Act. Under the Law and the Act, the following shall not constitute a modification to the Plan:

- a. There is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency pursuant to section 50-2908, Idaho Code;
- b. There is a plan amendment to accommodate an increase in the revenue allocation area boundary as permitted in section 50-2033, Idaho Code;
- c. There is a plan amendment to accommodate a de-annexation in the revenue allocation area boundary; or
- d. There is a plan amendment to support growth of an existing commercial or industrial project in an existing revenue allocation area, subject to the provisions of section 50-2905A, Idaho Code.

The Plan may be further modified as allowed, either now or in the future, by the Law and the Act, as they may be amended.

SECTION 1100: SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

SECTION 1200: ANNUAL REPORT

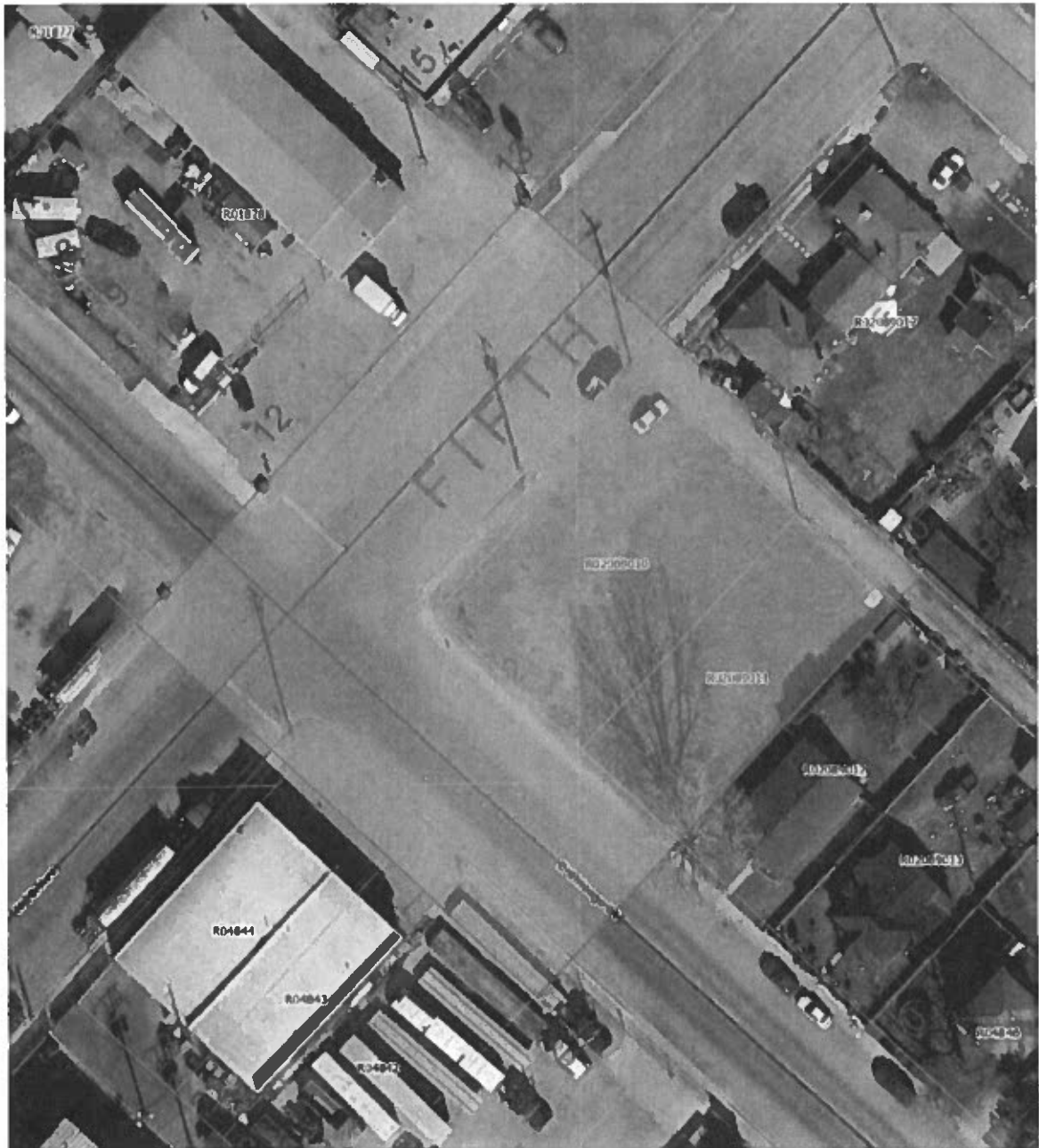
Under the Law the Agency is required to file with the City on or before March 31 of each year a report of the Agency's activities for the preceding calendar year which report shall include a complete financial statement setting forth its assets liabilities income and operating expenses as of the end of such calendar year. The report must also contain information related to any modifications made to the plan, or a verification that no modifications have been made to the Plan.

Additionally, House Bill 560 adopted by the 62nd Idaho Legislature, Second Regular Session, codified at Idaho Code Section 67-450E, requires the Agency to comply with certain reporting requirements. On or before December 1 of each year, the Agency must submit to the online central registry certain administrative information and financial information, including information regarding bonds or other indebtedness. Failure to comply with the mandatory reporting requirements may result in compliance measures imposed by Idaho State Tax Commission. The Agency shall comply with all reporting requirements contained within the Law and the Act,

ATTACHMENT NO. 1

LEGAL DESCRIPTION

**FORMAL AND FINAL LEGAL DESCRIPTION IS BEING PREPARED FOR FINAL
PLAN**

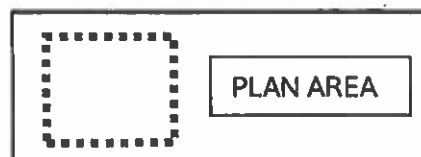


ATTACHMENT NO. 3



CITY OF CALDWELL ZONE MAP

	Residential Estates		Neighborhood Commercial		Industrial Park		City Center		City Limits
	Residential Semi-Rural		Community Commercial		Light Industrial		Indian Creek Corridor		Impact Area
	Low Density Residential		Service Commercial		Heavy Industrial		Airport Overlay Zone 1		Interstate
	Medium Density Residential		Freeway Commercial		Airport District		Airport Overlay Zone 2		Sheriff
	High Density Residential		Central Business District		Highway Corridor		Historical District		Fire Station
	Hospital District		College District						Hospital
							Parcels		Police
					Traditional Neighborhood				School



ATTACHMENT NO. 4

The projects contemplated in the plan area are improvements to the ROW that are necessary as a part of the intended construction of cottage homes within the privately owned real property lying within the project area.

Said improvements are enumerated on the following page, along with best estimates as to the potential costs of those improvements, calculated based upon the applicable quantities. The ultimate costs of these improvements may be higher or lower than the estimated costs, but the estimated costs represent a good faith effort to articulate the proposed improvements and their costs.

00 - General				Quantity	Unit	Unit Price	Total Price
1	Mobilization			1	LS	\$1,665.64	\$1,665.64
2	Traffic Control			1	LS	\$3,017.47	\$3,017.47
3	SWPPP			1	LS	\$5,000.00	\$5,000.00
4	Quality Control			1	LS	\$2,500.00	\$2,500.00
5	Survey			1	LS	\$2,500.00	\$2,500.00
6	Engineering - Civil			1	LS	\$7,500.00	\$7,500.00
7	Landscape Architecture			1	LS	\$5,000.00	\$5,000.00
01- Concrete Removal							
7	Removal of Concrete			40	CY	\$70.38	\$2,815.20
02 - Earthwork							
9	Excavation			175	CY	\$21.76	\$3,808.00
10	Export			175	CY	\$11.67	\$2,042.25
11	Final Subgrade			3935	SF	\$0.65	\$2,557.75
12	6" Minus Pitrun Subbase			104	CY	\$62.25	\$6,474.00
13	3/4" Road Mix Base Prep			90	CY	\$168.73	\$15,185.70
14	HMA Paving			40	Ton	\$217.26	\$8,690.40
15	Type "P" Surface Restoration			150	SF	\$44.38	\$6,657.00
16	Concrete Sidewalks, Curb & Gutter			1	LS	\$30,416.11	\$30,416.11
03- IPCO							
17	Remove Power Pole			1	LS	\$25,000.00	\$25,000.00
18	Reconnect power			1	LS	\$7,500.00	\$7,500.00
19	Transformer			1	LS	\$7,500.00	\$7,500.00
Subtotal							\$145,829.52
Contingency							\$29,165.90
Total							\$174,995.42

ATTACHMENT 6

Estimated Administrative Costs*

Cost Category	Per Year (All Areas)	Total (All Areas)	Factor (Based on Base Assessment Ratio)	Total for new Area
Engineering and Accounting	\$ 8,400.00	\$ 168,000.00	0.0086	\$ 1,444.80
Legal Services	\$ 81,600.00	\$ 1,632,000.00	0.0086	\$ 14,035.20
Liability Insurance	\$ 15,425.00	\$ 308,500.00	0.0086	\$ 2,653.10
Financial Audit	\$ 17,300.00	\$ 346,000.00	0.0086	\$ 2,975.60
Economic Development Staff	\$ 226,800.00	\$ 4,536,000.00	0.0086	\$ 39,009.60
Totals	\$ 349,525.00	\$ 6,990,500.00	0.0086	\$ 60,118.30

* Estimates based upon the costs for current area and subject to inflation over term of Plan. A description of the method of funding these administrative costs is contained in the Economic Feasibility Study, Plan Attachment 7.

ATTACHMENT NO. 7

Introduction

This report contains estimates assumptions and forecasts specific to the establishment of a revenue allocation area. Sources include meetings with, finance director, RaeLynn North, county property records, provided by the county assessor and conversations with the developer. Information sources assumptions and estimates will be outlined in the report. This study does not ascertain the legal and regulatory requirements applicable to this project, including zoning, state and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future, federal, state or local legislation.

Tax increment projections are prepared for the purpose of estimating the approximate incremental revenue that could be generated by the proposed project. Projections provide estimates of the initial and final taxable values of the project. These projections provide some assurance as to the level of project tax increment financing reimbursement available to the agency. This report and the preliminary projections prepared under this agreement are intended solely for your information and for the purpose of establishing the project. These projections should not be relied upon by any other person, firm or corporation, or for any other purpose.

ElJay
208-921-9611
1910 E Homedale Rd, Caldwell, ID 83607

Waite

Urban renewal law requirements

Idaho code 50–2905. States that “the new agency of the municipality shall repair and adopt a plan for each revenue allocation area included as a part of the plan and submit the plan and recommendation for approval there out to the local governing body. Among the plan requirements listed in Idaho code 50–2905, the plan shall include an economic feasibility study. Idaho code 50–2905. Also articulates the economic feasibility study must be held to a standard of specificity. The following feasibility study provide specificity for Idaho code 50–2905 requirements one – nine for the project.

ElJay Waite, retired finance director city of Caldwell, Idaho and former board chairman of Caldwell Urban Renewal Agency 1998–2014 (Consultant), was retained by the urban renewal agency of the city of Caldwell, Idaho (Agency) to prepare an economic feasibility study (Study) pursue to the local economic development act, chapter 29, title 50, Idaho code (Act) for the project site (Project).

Economic feasibility is an analysis of tax increment financing revenue streams that could be generated based upon probable increases an assessed evaluation and associated incremental revenue, private, and public partnership contributions. Consultant evaluated, projected revenues and proposed reimbursable project cost to ensure economic feasibility of the project. The project consists of two vacant residential lots to be developed into two condos and five residential cottages.

Findings of feasibility study

The incremental taxable values and resulting tax increment revenues over the 20-year term of the project are summarized in the following explanations and figures. Incremental revenues are based on increases in assessed taxable value, resulting from redevelopment. Revenue streams, have not been discounted assuming that project cost reimbursement paid to the developer will be specifically identified in and limited to terms in the project reimbursement agreements. Infrastructure project costs of \$175,000 were provided by the developer following recommendations from the Caldwell engineering department. Project reimbursements are limited to 80% of associated incremental revenues not to exceed actual project cost. The remaining 20% will fund CURA operating costs attributed to the project. Developer estimates construction of the residential structures will be completed 100 days after site improvements are completed.

Introduction to Study

The project consists of two vacant residential lots identified by address as 405 N. 5th Ave. and 507 East Chicago Street. Developer plans to build condominium housing, consisting of two condos, over covered parking, and five cottage style residential dwellings, intended to be sold as owner occupied dwellings. Covered parking will be designated for and allocated to each dwelling. Each dwelling square footage will be similar to apartment square footage. Condos will have three bedrooms and two baths, and 1250 ft.². Cottages will have two bedrooms and two baths, and 900 ft.². This concept presents a shift from tenant-lease agreements to traditional owner mortgages. This development plan provides another method for CURA to redevelop deteriorated areas in old subdivisions, increase population density with owner occupied dwellings instead of apartment leases, update old or inadequate infrastructure through tax increment financing and provide revenue for other CURA projects.

Base Assessed Value, Buildout Value, Taxing Districts & Levy Rates

Current taxable assessed valuation of properties within the Project are shown in Figure 1a.

Figure 1a Base Estimated 2025 Taxable Assessed Value

Category	Taxable Assessed Value
Residential Land (405 N. 5th Ave.)	\$ 95,000
Residential Land (507 E. Chicago St.)	85,700
Total	\$ 180,700

Source: Canyon County Assessor

Estimated buildout taxable assessed valuation of properties within the Project are shown in Figure 1b.

Figure 1b Increment Buildout Taxable Assessed Value

Category	Increment Assessed Value	Homeowner's Exemption	Increment Taxable Assessed Value
Condo Land	\$ -	\$ -	\$ -
Condo Dwellings (2)	909,800	250,000	659,800
Condo Cottages (5)	2,199,400	625,000	1,574,400
Total			\$ 2,234,200

Source: Canyon County Assessor

Taxing districts and associated levy rates within the Project are listed in Figure 2a. Figure 2b identifies tax districts exempt from revenue allocation and those included in incremental revenue.

Figure 2a Tax Districts within Project Area

Tax District	Assumed Levy
Ambulance District *	0.000098531
Caldwell School Dist. #132 *	0.000005511
Canyon County	0.001556847
Canyon HWY #4 in Caldwell *	0.000629205
City of Caldwell	0.003678648
College of Western Idaho	0.000085194
Mosquito Abatement	0.000093641
Total Base Levy	0.006147577
Total Increment Levy	0.005414330

* Levy statutorily excluded from increment financing

Source: Canyon County Assessor

Figure 2b Levy Category

District	Levy
Exempt:	
Ambulance District	0.000098531
Caldwell School Dist. #132	0.000005511
Canyon HWY #4 in Caldwell	0.000629205
Total	0.000733247
Increment eligible:	
Canyon County	0.001556847
City of Caldwell	0.003678648
College of Western Idaho	0.000085194
Mosquito Abatement	0.000093641
Total	0.005414330

Source: Canyon County Assessor

Impact of Base Values & Buildout Increment Values on Tax Districts

Property tax collections on base value will be distributed to tax districts as shown in Figure 3a.

Figure 3a Base Increment Value 2025

Tax District	Assumed Levy	2025 Estimated AV	Property Tax
Ambulance District	0.000098531	\$ 180,700	\$ 18
Caldwell School Dist. #132	0.000005511	180,700	1
Canyon County	0.001556847	180,700	281
Canyon HWY #4 in Caldwell	0.000629205	180,700	114
City of Caldwell	0.003678648	180,700	665
College of Western Idaho	0.000085194	180,700	15
Mosquito Abatement	0.000093641	180,700	17
Total	0.006147577	\$ 180,700	\$ 1,111

Source: Canyon County Assessor

Figure 3b details the increment value and property tax allocated annually for URA purposes when the project is added to tax rolls.

Figure 3b URA Buildout Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000000000	\$ 2,234,200	\$ -
Caldwell School Dist. #132	0.000000000	2,234,200	-
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000000000	2,234,200	-
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.000093641	2,234,200	209
Total	0.005414330	2,234,200	\$ 12,097

Source: Feasibility Study

Figure 4 details the increased revenue provided to exempt tax districts during the URA project and after termination.

Figure 4 Exempt Buildout Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000098531	\$ 2,234,200	\$ 220
Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County			
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell			
College of Western Idaho			
Mosquito Abatement			
Total	0.000733247	2,234,200	\$ 1,638

Source: Feasibility Study

Figure 5 details increased revenue provided to all tax districts after URA project termination.

Figure 5 All Levy Base Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000098531	\$ 2,234,200	\$ 220
Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.000093641	2,234,200	209
Total	0.006147577	2,234,200	\$ 13,735

Source: Feasibility Study

Figure 6 details the difference between eligible levy rates and original developer projections. Exempt tax district levy rates comprise much of this difference. This difference increased the proposed reimbursement period of 7–10 years to 20 years.

Figure 6 Comparison of Assessor vs Developer Levy Base Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
URA Levy Rate Figure 3b	0.005414330		
Exempt Levy Rate Figure 4	0.000733247		
Assessor Estimate	0.006147577	2,234,200	\$ 13,735
Developer Estimate	0.015000000	2,300,000	\$ 34,500

Source: Feasibility Study

Revenue Model

In order to reimburse developer for public infrastructure costs of \$175,000, the Revenue Model includes these assumptions.

1. The ordinance creating the revenue allocation will be enacted before December 31, 2025.
2. The Project will be completed in 2026, be added to tax rolls in December 2026 and begin generating incremental revenue in December 2027.
3. Assessed taxable value will equal the Assessor's estimate of \$2,234,200.
4. The revenue allocation period runs for 20 years with collections occurring in years 2027 – 2044.
5. Tax district levy rates equal the Assessor's estimate of .00541433 and remain constant throughout the revenue allocation period.
6. Incremental revenues are allocated 80% to developer and 20% to URA. An allocation to URA is essential as it is the sole revenue source available to this project.
7. No assessor valuation increases included in model calculations.

Upon meeting these assumptions, the Revenue Model provides \$174,192 in public infrastructure reimbursement to developer and \$43,548 in URA operating/project costs. Taxing districts will receive an incremental assessed value increase of \$2,234,200 on the 2 parcels identified in the Project.

Respectfully submitted,

ElJay Waite
Consultant

Figure 1a Base Estimated 2025 Taxable Assessed Value	
Category	Taxable Assessed Value
Residential Land (405 N. 5th Ave.)	\$ 95,000
Residential Land (507 E. Chicago St.)	85,700
Total	\$ 180,700

Source: Canyon County Assessor

Information provided by Assessor:
 Address 405 N 5th Ave – 02089010 0 2024 Assessed Value \$76,000 Estimated 2025 \$95,000
 507 E Chicago St – 02089011 0 \$68,600 \$85,700
 Notice the address of the 2nd parcel. These parcels are side by side and in the same ownership. I believe these are the 2 parcels you are looking for.

I would recommend using the Estimated 2025 Assessed Value for the base value since we are well into 2025, with the cut off for using 2024 values being the end of

Figure 1b Increment Buildout Taxable Assessed Value			
Category	Increment Assessed Value	Homeowner's Exemption	Increment Taxable Assessed Value
Condo Land	\$ -	\$ -	\$ -
Condo Dwellings (2)	909,800	250,000	659,800
Condo Cottages (5)	2,199,400	525,000	1,574,400
Total			\$ 2,234,200

Source: Canyon County Assessor

Figure 2a Tax Districts within Project Area	
Tax District	Assumed Levy
Ambulance District *	0.000098531
Caldwell School Dist. #132 *	0.000005511
Canyon County	0.001556847
Canyon HWY #4 in Caldwell *	0.000629205
City of Caldwell	0.003678648
College of Western Idaho	0.000085194
Mosquito Abatement	0.000093641
Total Base Levy	0.006147577
Total Increment Levy	0.005414330

Source: Canyon County Assessor

* Levy statutorily excluded from increment financing

CODE AREA 801-40
 AMBULANCE DISTRICT
 CALDWELL SCHOOL DIST #132
 CANYON COUNTY
 CANYON HWY #4 IN CALDWELL
 CITY OF CALDWELL
 COLLEGE OF WESTERN IDAHO
 MOSQUITO ABATEMENT
 --
 0.0000985310
 0.0000055110
 0.0015568470
 0.0006292050
 0.0036786480
 0.0000851940
 0.0000936410
 --
 0.0061475770

Figure 7 Revenue Model - Incremental Revenue Generated 2025 - 2044

Assessed Year	Tax Year	Base Value	Base Value Revenue	Taxable Value Project Improvements	Taxable Value Project Improvements Deletions	Cumulative Incremental Taxable Assessed Value	Assumed Levy Rate	Gross Incremental Revenue	80% of Gross Incremental Revenue for Project Infrastructure Reimbursements	20% of Gross Incremental Revenue for UNA Operating Costs
2024	2025	\$ 180,700	1,111	\$ -	\$ -	\$ -	0.00541433	\$ -	\$ -	\$ -
2025	2026	180,700	1,111	-	-	-	0.00541433	-	-	-
2026	2027	180,700	1,111	2,234,200	-	2,234,200	0.00541433	12,097	9,677	2,419
2027	2028	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2028	2029	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2029	2030	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2030	2031	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2031	2032	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2032	2033	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2033	2034	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2034	2035	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2035	2036	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2036	2037	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2037	2038	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2038	2039	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419
2039	2040	180,700	1,111	-	-	-	0.00541433	12,097	9,677	2,419

Figure 2b Levy Category	
District	Levy
Exempt:	
Ambulance District	0.000098531
Caldwell School Dist. #132	0.000005511
Canyon HWY #4 in Caldwell	0.000629205
Total	0.000733247
Increment eligible:	
Canyon County	0.001556847
City of Caldwell	0.003678648
College of Western Idaho	0.000085194
Mosquito Abatement	0.000093641
Total	0.005414330

Source: Canyon County Assessor

2040	2041	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2041	2042	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2042	2043	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2043	2044	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
Total		\$ 19,996						\$ 217,761	\$ 174,192	\$ 43,568

Figure 3a Base Increment Value 2025

Tax District	Assumed Levy	2025 Estimated AV	Property Tax
Ambulance District	0.00098531	\$ 180,700	\$ 18
Caldwell School Dist. #132	0.000005511	180,700	1
Canyon County	0.001556847	180,700	281
Canyon HWY #4 in Caldwell	0.000629205	180,700	114
City of Caldwell	0.003678648	180,700	665
College of Western Idaho	0.000085194	180,700	15
Mosquito Abatement	0.00093641	180,700	17
Total	0.006147577	\$ 180,700	\$ 1,111

Source: Canyon County

Figure 3b URA Buildout Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.000000000	\$ 2,234,200	\$ -
Caldwell School Dist. #132	0.000000000	2,234,200	-
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000000000	2,234,200	-
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.00093641	2,234,200	209
Total	0.005414330	2,234,200	\$ 12,097

Source: County Assessor Estimated Taxable Value

Figure 4 Exempt Buildout Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.00098531	\$ 2,234,200	\$ 220
Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County			
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell			
College of Western Idaho			
Mosquito Abatement			
Total	0.000733247	2,234,200	\$ 1,638

Source: Feasibility Study

Figure 5 All Levy Base Increment Value 2044

Tax District	Assumed Levy	2044 Taxable Value	Property Tax
Ambulance District	0.00098531	\$ 2,234,200	\$ 220
Caldwell School Dist. #132	0.000005511	2,234,200	12
Canyon County	0.001556847	2,234,200	3,478
Canyon HWY #4 in Caldwell	0.000629205	2,234,200	1,406
City of Caldwell	0.003678648	2,234,200	8,219
College of Western Idaho	0.000085194	2,234,200	190
Mosquito Abatement	0.00093641	2,234,200	209

Total	0.006147577	2,234,200	\$	13,735
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Source: Feasibility Study

Figure 6 Comparison of Assessor vs Developer Levy Base Increment Value 2044				
Tax District	Assumed Levy	2044 Taxable Value	Property Tax	
URA Levy Rate Figure 3b	0.00541433			
Exempt Levy Rate Figure 4	0.000733247			
Assessor Estimate	0.006147577	2,234,200	\$	13,735
Developer Estimate	0.015000000	2,300,000	\$	34,500

Source: Feasibility Study

Figure 7 Revenue Model - Incremental Revenue Generated 2025 - 2044

Assessed Year	Tax Year	Base Value	Base Value Revenue	Taxable Value: Project Improvements	Taxable Value: Improvement Deletions	Cumulative Incremental Taxable Assessed Value	Assumed Levy Rate	Gross Incremental Revenue	80% of Gross Incremental Revenue for Project Infrastructure Reimbursement	20% of Gross Incremental Revenue for URA Operating Costs
2024	2025	\$ 180,700	1,111	\$ -	\$ -	\$ -	0.00541433	\$ -	\$ -	\$ -
2025	2026	180,700	1,111	-	-	-	0.00541433	-	-	-
2026	2027	180,700	1,111	2,234,200	-	2,234,200	0.00541433	12,097	9,677	2,419
2027	2028	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2028	2029	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2029	2030	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2030	2031	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2031	2032	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2032	2033	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2033	2034	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2034	2035	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2035	2036	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2036	2037	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2037	2038	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2038	2039	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2039	2040	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2040	2041	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2041	2042	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2042	2043	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
2043	2044	180,700	1,111	-	-	2,234,200	0.00541433	12,097	9,677	2,419
		Total	\$ 19,996			2,234,200	Total	\$ 217,741	\$ 174,192	\$ 43,548

Source: Feasibility Study

ATTACHMENTS 8.1 – 8.4

These attachments will be added as these actions are completed by the relevant bodies.

- No. 8.1: Resolution of Deteriorated or Deteriorating by City**
- No. 8.2: Recommendation of Urban Renewal Agency**
- No. 8.3 Recommendation of Plan to P&Z for Review**
- No. 8.4 Recommendations of Planning and Zoning Commission on
Comprehensive Plan Analysis**

RESOLUTION NO. 243-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO DIRECTING THE SUBMISSION OF THE SITE B — CALDWELL URBAN RENEWAL PLAN TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF CALDWELL, IDAHO, FOR REVIEW AND RECOMMENDATIONS AS TO ITS CONFORMITY WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE CITY OF CALDWELL AS A WHOLE.

WHEREAS, the Caldwell Urban renewal agency has recommended that the City Council of the City of Caldwell review and adopt that certain proposed Site B — Caldwell Urban Renewal Plan, a copy of which is attached hereto; and,

WHEREAS, pursuant to Idaho Code, said proposed urban renewal plan must be reviewed by the Planning and Zoning Commission for analysis of the conformity therewith with the general plan of development for the City of Caldwell; and,

WHEREAS, the City Council desires that the Planning and Zoning Commission undertake said review and provide any recommendations thereon.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho as follows:

1. The proposed Site B — Caldwell Urban Renewal Plan is hereby submitted to the Planning and Zoning Commission of the City of Caldwell, which body is directed to review and make recommendations thereon based upon the conformity of said plan with the general plan for the development of the City of Caldwell, which plan is commonly known as Caldwell Comprehensive Plan.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 7th day of July, 2025.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 7th day of July, 2025

Approved

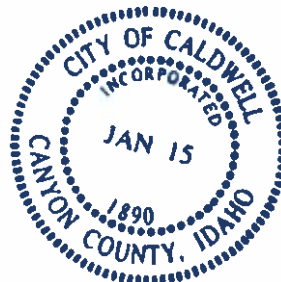
BY


JAROM WAGONER, Mayor

ATTEST:

BY:


DEBBIE GEYER, City Clerk



RESOLUTION NO. 243-25

**PROPOSED URBAN RENEWAL PLAN FOR THE SITE B
CALDWELL URBAN RENEWAL AREA PLAN –
COMPREHENSIVE PLAN ANALYSIS BY THE CALDWELL
PLANNING & ZONING COMMISSION**

- I. Introduction/Course of Proceedings**
 - II. General Facts**
 - III. Applicable Legal Standards**
 - IV. Comprehensive Plan Analysis/Review**
 - V. Recommendation**
-

I. Introduction/Course of Proceedings

The Caldwell City Council will conduct a hearing to take public comment, and make a final decision, regarding the implementation of the proposed Site B Plan. A copy of the plan is attached hereto. Prior to that hearing, this Planning and Zoning Commission is required to conduct a review of said Plan for its conformity with the Comprehensive Plan of the City of Caldwell, and present written recommendations about said Plan to the Caldwell City Council. The proposed method of working through the Review, and creating Recommendations, concerning the proposed Plan are as follows:

- (a) Staff (Mark Hilty, Attorney for the CURA) will give an overview of the Plan.
- (b) Staff (Mark Hilty, Attorney for the CURA) will work through the Goals of the Comprehensive Plan, Goal-by-Goal, providing initial information, and answering any questions, related to the ways in which the Plan may conform to said Comprehensive Plan.
- (c) When a Goal has been reviewed, the Planning and Zoning Commission will provide any recommendations for the Plan, either by approving that the Plan meets the purposes of the Goal, or by recommending modifications to ensure the same.
- (d) When each Goal has been reviewed, and recommendations have been taken for each, the Planning and Zoning commission will vote on the resolution, attached hereto and as modified during the course of the meeting to reflect any and all specific recommendations of the Planning and Zoning Commission, which resolution will contain the official statement of review for the Proposed Plan, as well as all recommendations of the Planning and Zoning Commission. The Resolution shall also authorize the transmission of the Review and Recommendation to the Caldwell City Council.

II. General Facts

- (a) APPLICANT: Caldwell City Council/Caldwell Urban Renewal Area
- (b) REQUEST: Review and Recommendations concerning the conformity of the proposed Caldwell Site B Plan to the comprehensive plan of the City of Caldwell, Idaho.

III. Applicable Legal Standards
(a) Comprehensive Plan of the City of Caldwell

IV. Comprehensive Plan Analysis/Review

The proposed Site B Plan is consistent with the following components of the Comprehensive Plan:

PLAN GOAL – VISION FOR CONNECTED COMMUNITY

The proposed Site B Plan does not have a significant impact on the goals set out in the Comprehensive Plan's provisions related to having a connected community, except that the Site B Plan will result in the construction of some sidewalk improvements. As such, the Plan aligns minimally with the broader goals of the Comprehensive Plan on this objective.

PLAN GOAL – VIBRANT GATHERING SPACES

The proposed Site B Plan does not have an impact on the goals set out in the Comprehensive Plan's provisions related to having vibrant gathering spaces. The Plan does not result in the replacement of any public gathering space or any historic building, and, also does not propose activation of any public gathering areas, as such, the Commission found the Plan did not align with the Comprehensive Plan on this objective.

PLAN GOAL- VISION FOR RIVERS, PARKS & AGRICULTURE

The proposed Site B Plan does not have a significant impact on the goals set out in the Comprehensive Plan's provisions related to rivers, parks, and agriculture. The Plan does not result in any impacts to the City's rivers or parks, nor is the land within the Plan area currently being put to an agricultural use. The plan will result in additional sidewalk improvements which will further the objectives related to paths connecting neighborhoods, and, as such, the Plan aligns minimally with the broader Comprehensive Plan on this objective.

PLAN GOAL – VISION FOR QUALITY NEIGHBORHOODS TO CALL HOME

The following language is from the Comprehensive Plan:

1. DIVERSIFY HOUSING OPTIONS TO ACCOMMODATE VARYING HOUSEHOLD INCOMES, LIFESTYLES, AND SIZES, PROMOTING INCLUSIVITY AND AFFORDABILITY.

1.1 Allow a mix of housing types and densities within all neighborhoods, such as duplexes, townhouses, cottage communities, and other types as appropriate.

1.2 Require a mix of housing types and densities in large residential subdivisions and encourage a mix in all smaller projects.

1.3 Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors.

1.4 Support a continuum of care from independent living to assisted living to transitional facilities.

1.5 Strive to preserve existing affordable rental and ownership housing and support in addition to future affordable housing opportunities.

1.6 Support additional student housing to accommodate a growing college in neighborhoods near the campus and downtown, but outside of the Steunenberg Residential Historic District.

2. CREATE DISTINCT AND INCLUSIVE NEIGHBORHOODS WITH A FOCUS ON HIGH-QUALITY DESIGN, CONNECTIVITY, AND LIVABILITY.

2.1 Discourage monotonous housing developments, both in architectural style and in housing type.

2.2 Encourage detached sidewalks and healthy tree canopies along residential streets.

2.3 Integrate neighborhood amenities such as parks, community centers, branch libraries, and schools to create neighborhood identity.

2.4 Encourage neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.

2.5 Increase neighborhood access and resident mobility with off-street pedestrian paths and stub streets for future road connections.

3. CONCENTRATE DEVELOPMENT CLOSER TO THE CITY'S CORE AND PRESERVE A RURAL TRANSITION AT THE CITY'S WESTERN AND NORTHERN BOUNDARIES.

3.1 Focus high-density residential development in areas with adequate services and near commercial centers.

3.2 Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.

3.3 Support the redevelopment of substandard housing.

3.4 Develop lower-density residential neighborhoods adjacent to rural and agricultural lands.

The proposed Site B plan directly serves the goals of the comprehensive plan related to quality neighborhoods. Specifically, the Site B plan will result in diversifying housing options (Goal 1), Creating distinct, non-monotonous housing developments (Goal 2), and concentrate development closer to the City Core, focusing higher density residential development in areas with adequate services and near commercial centers and infilling to maximize existing infrastructure. However, the Commission found the Plan did not align with, and support, the broader goals of the Comprehensive Plan on this objective.

PLAN GOAL – VISION FOR INTENTIONAL AND DISTINCT CENTERS

The following language is from the Comprehensive Plan:

1. EXPAND THE DOWNTOWN CORE AS THE HEART OF THE CITY.

1.1 Encourage infill development, restoration, and redevelopment of vacant, underutilized, or neglected properties.

1.2 Integrate more housing near and within Downtown to create a residential base to support local businesses and create vibrancy that extends past working hours.

1.3 Support development that provides a range of experiences and integration with Indian Creek.

1.4 Attract regional investment in the Downtown Core that increases Caldwell's appeal as a tourism destination.

1.5 Encourage childcare facilities to locate Downtown or near employment centers to support employment.

2. ESTABLISH COMMUNITY CENTERS THAT SERVE CALDWELL NEIGHBORHOODS.

2.1 Expand daily services and retail opportunities for residents adjacent to neighborhoods.

2.2 Encourage a mix of commercial and residential uses in the Community Center place type to expand housing choices.

2.3 Transition land uses between Community Centers and less intense place types with appropriate building scales and multifamily housing.

3. DEVELOP AND ENHANCE A VARIETY OF MIXED-USE CENTERS TO BE UNIQUE, ATTRACTIVE, AND DYNAMIC PLACES TO LIVE, WORK, PLAY, SHOP, AND DINE.

3.1 Promote unique economic development projects that are designed to integrate uses such as housing, recreation, office complexes, restaurants, and shopping areas.

3.2 Encourage developments with a mix of uses, amenities, and activities that balance commercial and residential needs.

3.3 Focus commercial development along corridors and at gateways to leverage access to public transit and local and regional vehicle trips.

3.4 Encourage visitor infrastructure such as hotels, restaurants, electric vehicle charging stations, conference spaces, and other similar amenities at gateways and within Mixed-Use Centers.

3.5 Support and assist Caldwell's small business and local entrepreneurs.

...

6. ENSURE THAT NEW DEVELOPMENT PROVIDES ADEQUATE PUBLIC SERVICES AND INFRASTRUCTURE TO MEET CALDWELL'S NEEDS.

6.1 Provide for the orderly expansion of public services and infrastructure to match population growth and serve new development.

6.2 Coordinate efforts among public agencies to provide cost effective services to the public.

6.3 Maintain and improve existing levels of service and response times.

6.4 Provide adequate public safety facilities and services in new and existing areas.

6.5 Endeavor to protect the health of all Caldwell residents, including its most vulnerable populations

The proposed Site B plan directly serves the goals of the comprehensive plan related to intentional and distinct centers. Specifically, the Site B plan will result in infill development, restoration, and redevelopment of vacant, underutilized, or neglected properties; it will integrate more housing near and within Downtown to create a residential base to support local businesses and create vibrancy that extends past working hours (Goal 1); it will encourage a mix of commercial and residential uses in the Community Center place type to expand housing choices (Goal 2); and it will provide for the orderly expansion of public services and infrastructure to match population growth and serve new development (Goal 6). However, the Commission found the Plan did not align with, and support, the broader goals of the Comprehensive Plan on this objective.

V. Based upon the Comprehensive Plan analysis and review of the proposed Site B Urban Renewal Area Plan, the Planning & Zoning Commission hereby recommends to the Mayor and City Council, the following:

1. As to the Comprehensive Plan's provisions concerning VISION FOR CONNECTED COMMUNITY, the Commission finds that the Site B Plan **does not align** with the Comprehensive Plan of the City of Caldwell **because it is a single small site and therefore recommends denial.**
2. As to the Comprehensive Plan's provisions concerning VIBRANT GATHERING SPACES, the Commission finds that the Site B Plan **does not align** with the Comprehensive Plan of the City of Caldwell **because it is a single small site and therefore recommends denial.**
3. As to the Comprehensive Plan's provisions concerning VISION FOR RIVERS, PARKS & AGRICULTURE, the Commission finds that the Site B Plan **does not align** with the Comprehensive Plan of the City of Caldwell **because it is a single small site and therefore recommends denial.**
4. As to the Comprehensive Plan's provisions concerning VISION FOR QUALITY NEIGHBORHOODS TO CALL HOME, the Commission finds that the Site B Plan Plan

does not align with the Comprehensive Plan of the City of Caldwell because it is a single small site and therefore recommends denial.

5. As to the Comprehensive Plan's provisions concerning VISION FOR INTENTIONAL AND DISTINCT CENTERS, the Commission finds that the Site B Plan does not align with the Comprehensive Plan of the City of Caldwell because it is a single small site and therefore recommends denial.

THE FOREGOING ANALYSIS, REVIEW, AND RECOMMENDATION WAS CONDUCTED BY THE CALDWELL PLANNING & ZONING COMMISSION ON AUGUST 14, 2025.

THESE RECOMMENDATIONS WERE ADMINISTRATIVELY APPROVED AND SIGNED BY THE CALDWELL PLANNING AND ZONING COMMISSION CHAIRMAN ON THE DATE NOTED BELOW.

Chairman

ATTEST:

Date

Senior Planner