

CALDWELL URBAN RENEWAL AGENCY
7:00 P.M.
Monday, September 10, 2018
REGULARLY SCHEDULED MEETING

ROLL CALL
CONFLICT OF INTEREST DECLARATION
APPROVE AGENDA
SPECIAL PRESENTATIONS
PUBLIC COMMENTS

CONSENT CALENDAR [All Consent Calendar items are consider ACTION ITEMS]

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on August 13, 2018;
- 2) Approve Resolution accepting the Lease Agreement between Treasure Valley Community College and Chukar Den Coffee Services for the period of October 28, 2016 and terminating June 30, 2019;
- 3) Approve Resolution accepting the Warranty Deed for property purchased from Freehold Development located within the Sky Ranch Business Center;
- 4) Approve Resolution authorizing termination of the year three (3)-contract provision regarding retail recruitment with Buxton.

OLD BUSINESS

- 1) *ACTION ITEM:* PUBLIC HEARING: Pursuant to Idaho Code Section 50-1002 for consideration of the proposed Urban Renewal Agency Budget for the fiscal year that begins October 1, 2018 and ends September 30, 2019
- 2) Economic Development Activity Report from Steve Fultz (August 2018).
- 3) Economic Development Activity Report from Keri Sigman (August 2018).

NEW BUSINESS

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

VENDOR	AMOUNT	DESCRIPTION
Hamilton, Michaelson, Hilty Attorneys at Law	\$4,500.00	August - Attorney Fees
City of Caldwell – Econ. Development	\$18,000.00	September - Economic Dev. Contribution
ACCO Engineered Services	\$4,042.34	TVCC Building – HVAC
ICRMP	\$4,733.00	FY-2019 Insurance – 50%
High Desert Refrigeration	\$419.00	TVCC/ Creekside Café/Equipment Repair
All Valley Fire Inspection/Service	\$390.00	TVCC/Annual Fire Sprinkler Inspection
City of Caldwell	\$75.00	Office Space Lease:
City of Caldwell	\$319,000.00	Annual Loan Repayment - Cemetery
TOTAL	\$351,159.34	

- 2) **ACTION ITEM:** Consider ratification of the 2018 bond drawdowns listed below for the Indian Creek Plaza Project: June and July 2018

VENDOR	AMOUNT	DESCRIPTION
Draw #4		
McAlvain Construction	\$304,273.65	Construction – June
GGLO Design	\$24,142.74	Design Costs – June
Draw #5		
McAlvain Construction	\$59,992.23	Construction - July

- 3) **ACTION ITEM:** Consider ratification of the payment of the following land purchase:

VENDOR	AMOUNT	DESCRIPTION
Pioneer Title Company	\$1,764,079.23	Land Purchase – Freehold Development (Smeed Parkway)

- 4) **ACTION ITEM:** Treasurer Report:
- Approve Monthly Cash Reconciliation Reports.
- 5) URA Consultant Report.
6) Attorney Report.
7) Chairman Report.
8) Commissioner Reports.
9) Motion to adjourn.

Next Regularly Scheduled Urban Renewal Agency Meeting: Tuesday, October 9, 2018 at 7:00 p.m.

Location: Community Room at the Caldwell Police Station at 110 South Fifth. Any person needing special accommodations to participate in the meeting should contact the Secretary to the Urban Renewal Agency at 411 Blaine Street or call #455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell's website: <http://www.cityofcaldwell.com/page/AgendasT/> or <http://www.cityofcaldwell.com/1889447> .
Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 411 Blaine Street o llame al # 455 a 4656 antes de la reunión.