

**CALDWELL URBAN RENEWAL AGENCY
MINUTES
7:00 P.M.
Monday, March 11, 2019**

(ROLL CALL)

The regularly scheduled meeting of the Caldwell Urban Renewal Agency convened at 7:00 p.m. in the Caldwell Police Department Community Room with Vice-Chairman Porter presiding.

The secretary called the roll. Present: Commissioner Porter, Commissioner Warwick, Commissioner Stadick, Commissioner Allgood, and Commissioner Ramirez. Absent: Commissioner Hopper.

(CONFLICT OF INTEREST DECLARATION)

None.

(SPECIAL PRESENTATIONS)

None.

(PUBLIC COMMENTS)

None.

(CONSENT CALENDAR)

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on February 11, 2019;
- 2) Approve Resolution No. 2019-05 accepting an Easement from the City of Caldwell for property along the southeasterly side of URA-owned property west of Smeed Parkway, north of Skyway Business Park.

MOVED by Stadick, SECONDED by Warwick to approve the Consent Calendar as printed.

Roll call vote: Those voting yes: Stadick, Allgood, Ramirez, Porter, and Warwick. Those voting no: none. Absent and/or not voting: Hopper.

MOTION CARRIED

OLD BUSINESS:

(FEBRUARY 2019 - ECONOMIC DEVELOPMENT REPORT – STEVE FULTZ)

Project Tree: Continue to work/meet with Gardner Company on the development of the 8-acre site at Linden and KCID. The PSA has been signed, and in the due diligence period. Working BVEP, Idaho Commerce and others on leads that might fit the site. The initial layout of the site has been proposed that would include the construction of three separate buildings (phased) for up to 200,000 sq. ft.

Project White...PSA signed, in the due diligence phase. Phase one of project would include the construction of a 96,000 sq. ft. facility, and the creation of 120 jobs. Project also has PSA on an adjacent 3 acre site that is privately held property...this lot is south of the URA property

Airport Project...continued work with adjacent property owners in securing easement for canal relocation. Also, continued meeting and working with TVCC on A&P program along with the flight schools.

Project Animal...Caldwell Veterinary Clinic. PSA has been signed on the 1.36 acre site in Sky Ranch...in the due diligence phase.

Project Cycle...new project, company from out of state considering existing building in Sky Ranch. Looking for long-term lease for manufacturing use. Shared possible incentives...company will be in town next month for site visit. Continue to work with the company in securing the location.

Project Grande...potential new restaurant/brewery considering Caldwell. Site visit from one of the owners last month. Staff is planning a visit to their current facility in Oregon later in March.

Project Eagle...working on a project for downtown that is interested in the Mr. C's Carpet site. Vision for residential and parking on 1st floor, market rate living on upper floors.

Developer Tour...Met with representative of the Oppenheimer Group on potential development possibilities in Caldwell.

Industrial Assess Management Council: Working with regional team on hosting conference in Boise area in 2020. IAMC is the leading professional association for corporate real estate executives focused on the needs of an industrial portfolio.

Project Charlie...continue to work with BVEP on this out-of-state lead. Light manufacturing considering Van Auker site. 80,000 sq. ft. building with the creation of 70+ jobs.

AMFEC Expansion...working with AMFEC on possible major expansion of their facility. An additional 60,000 to 120,000 sq ft addition and jobs to be created. Has had round table meeting and meeting with the County Commissioners (property tax exemption).

Working with Destination Caldwell and Gardner on hotel feasibility study for site in downtown. Groundbreaking is tentatively scheduled by September 2019.

Working with Price Pump on FTZ designation for their new location in Sky Ranch.

Meeting with Contractor who is working with a food processing business...interested in the new potential Urban Renewal Agency district.

Presentation schedule in March with the Building Contractors Association...their first Economic Summit (scheduled for March 14th).

Scheduled meeting with U of I on potential joint project (proposed wine incubation concept).

Meeting with Syringa Network to address need for fiber in the industrial areas of Caldwell (including redundancy in the Sky Ranch area).

In response to questions about Project Eagle from Commissioner Stadick, Mr. Fultz reported that the developer is looking to demolish the subject buildings.

NEW BUSINESS:

(ACTION ITEM: PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON THE ANNUAL CALDWELL URBAN RENEWAL AGENCY ACTIVITIES REPORT FOR THE CALENDAR YEAR 2018 INCLUDING A COMPLETE FINANCIAL STATEMENT)

Carol Mitchell, URA Treasurer at 411 Blaine Street, provided the staff report. She noted that City Council heard the report at their meeting held on February 19, 2019 and recommended it to move forward to the Urban Renewal Agency for public hearing. She outlined the contents of the activity report and the financial report as provided in proposed Resolution No. 2019-06.

Vice-Chairman Porter reported that no one signed in to provide testimony.

MOVED by Stadick, SECONDED by Ramirez to close the public hearing.

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 2019-06 ACCEPTING THE CALDWELL URBAN RENEWAL AGENCY ANNUAL ACTIVITIES REPORT AND FINANCIAL STATEMENT FOR THE CALENDAR YEAR 2018)

Vice-Chairman Porter read the Resolution by title only:

RESOLUTION ACCEPTING THE ANNUAL ACTIVITIES REPORT FOR CALENDAR YEAR 2018 OF THE CALDWELL URBAN RENEWAL AGENCY.

MOVED by Allgood, SECONDED by Warwick to approve Resolution No. 2019-06 as presented.

MOTION CARRIED

(ACTION ITEM: CAROL MITCHELL, URA TREASURER PRESENTED THE INVOICES FOR PAYMENT APPROVAL)

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell (Economic. Development)	\$18,000.00	March: Economic Development Contribution
ElJay Waite	\$1,103.00	Jan/Feb: URA Consultant Fees
ICRMP	\$4,733.00	Annual Insurance – 50% 2 nd Payment
AMFEC Inc.	\$25,000.00	BIG Payment #8 – Final Payment
Caldwell Municipal Irrigation	\$582.78	2019 Irrigation Assessment
HMH	\$5,500.00	February: Attorney Services
TOTAL	\$54,918.78	

MOVED by Allgood, SECONDED by Stadick to approve the invoices for payment as presented.

MOTION CARRIED

(ACTION ITEM: CONSIDER RATIFICATION OF 2018 BOND DRAW DOWN #8 ALREADY PROCESSED)

VENDOR	AMOUNT	DESCRIPTION
McAlvain Construction	\$66,975.00	Downtown Plaza Construction for November 2018 and January 2019
TOTAL	\$66,975.00	

MOVED by Stadick, SECONDED by Ramirez to ratify the 2018 Bond Draw Down #8.

MOTION CARRIED

(ACTION ITEM: CONSIDER APPROVAL OF THE 2018 BOND DRAW DOWN #9)

VENDOR	AMOUNT	DESCRIPTION
McAlvain Construction	\$122,976.75	December: Plaza Construction
TOTAL	\$122,976.75	

Ms. Mitchell noted that a motion is needed to approve the payment of \$122,976.75, noting that the agenda provided for ratification and an incorrect amount.

MOVED by Warwick, SECONDED by Stadick to approve the 2018 Bond Draw Down #9 in the amount of \$122,976.75.

MOTION CARRIED

(ACTION ITEM: TREASURER’S REPORT)

MONTHLY CASH RECONCILIATION REPORTS:

Carol Mitchell, URA Treasurer at 411 Blaine Street, presented the Monthly Cash Reconciliation Report and recommended its approval:

Banner Bank TOTAL		\$12,236,894.09
Banner Bank, CD	\$ 250,380.49	
LGIP	\$ 112,736.60	
Banner Bank Operating Account	\$11,873,777.00	
Restricted TOTAL		\$11,873,777.00
Restricted – Other Tax Districts	\$6,858,809.09	
Restricted - Caldwell	\$1,980,978.86	
Restricted – URA TVCC	\$ 687,759.72	
Restricted – URA Job Creation	\$2,346,229.33	

Ms. Mitchell reported that TVCC leadership would be making a special presentation at the April URA meeting concerning their increment funds.

MOVED by Stadick, SECONDED by Allgood to approve the cash reconciliation report as presented.

MOTION CARRIED

(CONSULTANT REPORT:

A. Update Report: Proposed URA Plan

ElJay Waite, URA consultant, provided an update report concerning contacts he has made with property owners within the proposed URA allocation area. There are currently 41 property owners in the subject area totaling 1,185 acres. Contact has been made with owners of property amounting to approximately 875 acres within the subject area. He also reported on conversations held with the State of Idaho about the pond sites and the Caldwell Gun Club regarding the 40-acre recreational site.

In response to questions from Commissioner Allgood, Mr. Waite stated that the current proposal is north and east of the river and bounded by the freeway.

Commissioner Stadick recommended that contact be made with the State of Idaho concerning the vacated University of Idaho property located at 10th and Homedale Road for inclusion in the new URA Plan.

Mr. Waite reported that the infrastructure calculations are under review by Brent Orton (Public Works Director) and Robb MacDonald (City Engineer). Those figures will become part of the Economic Feasibility Study, which Mr. Waite is formulating. He noted that he would be providing monthly progress reports to the URA Commissioners.

In response to questions from Commissioner Porter, Mr. Waite reported that City staff have made contact with leadership from the Union Pacific Railroad Company concerning rail line availability within the proposed area.

(ATTORNEY’S REPORT)

A. Update Report: Creekside Development in Downtown Caldwell:

Aaron Seable, 1303 12th Avenue Road, Nampa, provided an update on House Bill 217 dealing with rules and regulations for urban renewal agencies. He also reported that the feasibility study related to the Creekside Development should be received shortly by the developer. An executive session will be noticed on the agenda for the April 8, 2019 URA Meeting for the purpose of discussing the Agency’s options concerning the proposed development.

(CHAIRMAN’S REPORT)

None.

(COMMISSIONER REPORTS)

None.

(ADJOURNMENT)

MOVED by Warwick, SECONDED by Stadick to adjourn at 7:55 p.m.

MOTION CARRIED

Approved as written this 8th day of April, 2019.

Commissioner Hopper

Commissioner Porter

Commissioner Warwick

Commissioner Stadick

Commissioner Allgood

Commissioner Ramirez

ATTEST:

Debbie Geyer, URA Secretary