

**CALDWELL URBAN RENEWAL AGENCY  
MINUTES  
7:00 P.M.  
Monday, April 8, 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 Chairman Hopper presiding.

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

**(CONFLICT OF INTEREST DECLARATION)**

None.

**(AGENDA APPROVAL)**

MOVED by Porter, SECONDED by Stadick to remove the Executive Session (New Business - Item #9) from the agenda.

MOTION CARRIED

MOVED by Stadick, SECONDED by Warwick to approve the agenda as amended.

MOTION CARRIED

**(SPECIAL PRESENTATIONS)**

Chairman Hopper announced that the Treasure Valley Community College presentation would be continued to the next Urban Renewal Agency Regularly Scheduled Meeting to be held on May 13, 2019.

**(PUBLIC COMMENTS)**

None.

**(CONSENT CALENDAR)**

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on March 11, 2019;
- 2) Approve Resolution No. 2019-07 accepting a Warranty Deed from LCCS, LLC for property purchased in the Sky Ranch Business Center.

MOVED by Allgood, SECONDED by Ramirez to approve the Consent Calendar as printed.

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

MOTION CARRIED

**OLD BUSINESS:**

**(MARCH 2019 - ECONOMIC DEVELOPMENT REPORT – STEVE FULTZ)**

**Current Projects**

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 (3) 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, a continuation of 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...project closed and construction scheduled to begin in 2019.

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 1<sup>st</sup> floor, market rate living on upper floors. Project on hold, pending other offer on Eagles Lodge

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 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 UR district.

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).

Project Van: New project for Sky Ranch. Light manufacturing considering Van Auker site

Project Pasta: Meeting with restaurant considering downtown.

Commissioner Stadick provided an update report on approved legislative action concerning agriculture price partitives regarding potatoes, which includes the McCain Company, who recently announced their relocation to Caldwell.

#### **NEW BUSINESS:**

**(ACTION ITEM: CONSIDER RESOLUTION NO. 2019-08 AUTHORIZING THE EXECUTION OF THE CREEKSIDE ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN KC GARDNER COMPANY, L.C., BVA DEVELOPMENT, LLC, AND THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL.)**

Mark Hilty, City Attorney at 1303 12<sup>th</sup> Avenue Road, Nampa, provided an update report concerning the re-assignment of the Creekside Development Project in downtown Caldwell from Gardner Company to Ball Ventures Ahlquist (BVA). He outlined the contents of the Creekside Assignment and Assumption Agreement.

Mr. Hilty stated that he would be working on a DDA document with BVA to identify the project, its time frame and other logistics. He noted that Mr. Ahlquist is ready to move forward with the development, noting that he previously was with Gardner Company and involved with the original project design. The re-assignment would be voluntary between Gardner Company and BVA. The projected groundbreaking date is in the fall of 2019.

He emphasized that the URA Commissioners have an option to either approve the re-assignment agreement or issue another RFP for the project.

In response to questions from Commissioner Allgood, Mr. Hilty reported that legal counsel would like to negotiate a timeline within the DDA similar for BVA to the original schedule with Gardner Company.

Commissioner Stadick expressed his concern with the need to avoid delays.

Mr. Hilty noted that the project must be done expeditiously; however, it must also be successful (done well and safely).

Discussion followed.

Chairman Hopper read the Resolution No. 2019-08 by title only:

RESOLUTION AUTHORIZING THE EXECUTION OF THE CREEKSIDE ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN KC GARDNER COMPANY, L.C.; BVA DEVELOPMENT, LLC; AND THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL.

MOVED by Warwick, SECONDED by Allgood to approve Resolution No. 2019-08 as presented.

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

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	April: Economic Development Contribution
ElJay Waite	\$1,317.00	March: URA Consultant Fees
Roto-Rooter	\$2,500.00	TVCC Building Maintenance
Hamilton, Michael, and Hilty	\$5,500.00	March: Attorney Services
<b>TOTAL</b>	<b>\$27,317.00</b>	

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

MOTION CARRIED

**(ACTION ITEM: CONSIDER APPROVAL OF THE 2018 BOND DRAW DOWN #10)**

VENDOR	AMOUNT	DESCRIPTION
McAlvain Construction	\$219,192.72	Partial Retainage and Feb Construction on Indian Creek Plaza
<b>TOTAL</b>	<b>\$219,192.72</b>	

Carol Mitchell noted that the balance would be less than \$100,000 after this drawdown.

MOVED by Stadick, SECONDED by Porter to approve the 2018 Bond Draw Down #10 in the amount of \$219,192.72.

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:

<b>Banner Bank TOTAL</b>		<b>\$12,254,582.18</b>
Banner Bank, CD	\$ 250,380.49	
LGIP	\$ 112,958.20	
Banner Bank Operating Account	\$11,891,243.49	
<b>Restricted TOTAL</b>		<b>\$11,891,243.49</b>
Restricted – Other Tax Districts	\$6,894,226.99	
Restricted - Caldwell	\$1,993,507.12	
Restricted – URA TVCC	\$ 721,093.06	
Restricted – URA Job Creation	\$2,282,416.32	

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 the progress of the economic development team concerning the newly proposed URA Plan. He noted that the team is working to provide a report concerning the economic feasibility study by the June 10, 2019 URA Meeting. Schedules are being prepared by the City Engineer for infrastructure cost estimates in the proposed area for placing future businesses on various parcels. Contacts are being made with owners of agriculture parcels for possible inclusion within the URA Plan.

In response to questions from Chairman Hopper, Mr. Waite reported that all properties would be contacted regarding the introduction of costs, development agreements, and permission about having agricultural parcels put into the area.

**(ATTORNEY’S REPORT)**

Mr. Hilty reported that he is assisting Mr. Hilty regarding the feasibility study process. Forecasting of land uses in the area will need to be determined. Paperwork is being drafted by legal counsel. Other governmental agencies will need to be brought into the planning process. Some of the parcels are located outside of the City Limits and; therefore, will require cooperation of the Canyon County Commissioners are well.

In response to questions from Commissioner Allgood, Mr. Hilty stated that annexation of parcels into the City of Caldwell within the proposed URA area would be determined on a case-by-case basis as approved by City Council including City services being extended to the site.

Mr. Hilty reported that when the Urban Renewal Agency sunsets, with or without the designation of a new urban renewal area, the Agency does not cease to exist. The Caldwell Urban Renewal Agency continues into perpetuity. The existing East Urban Renewal Agency plan and reallocation area will sunset. Instead of the tax dollars being allocated to urban renewal, they will returned to the various taxing districts. A memorandum will be issued by his office explaining the entire process.

In response to questions from Commissioner Stadick, Mr. Hilty reported that the same board of commissioners would continue for the new area.

**(CHAIRMAN'S REPORT)**

Chairman Hopper reported that he attended a ceremony on Friday at the Pennywise Drug facility (Kimball Avenue and Cleveland Boulevard), which included the reveal of the newly proposed project at the site.

**(COMMISSIONER REPORTS)**

None.

**(ADJOURNMENT)**

MOVED by Allgood, SECONDED by Stadick to adjourn at 7:47 p.m.

MOTION CARRIED

Approved as written this 13<sup>th</sup> day of May, 2019.

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Commissioner Hopper

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Commissioner Porter

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Commissioner Warwick

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Commissioner Stadick

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Commissioner Allgood

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Commissioner Ramirez

ATTEST:

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Debbie Geyer, URA Secretary