

Amended

**CALDWELL URBAN RENEWAL AGENCY
7:00 P.M.
Monday, August 12, 2019
REGULARLY SCHEDULED MEETING**

ROLL CALL

CONFLICT OF INTEREST DECLARATION

SPECIAL PRESENTATIONS

- A. Update Report: TVCC (Caldwell Campus)

PUBLIC COMMENTS

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

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on July 10, 2019 and the Budget Workshop/Special Meeting held on July 16, 2019;
- 2) Approve Resolution authorizing the execution of the Financial Audit Contract for the Caldwell Urban Renewal Agency with Eide Bailly for the year ended September 30, 2019;
- 3) Approve Resolution authorizing the execution of the Amended and Restated Irrigation Easement between the Urban Renewal Agency of the City of Caldwell and the City of Caldwell dated March 13, 2019 and recorded in the Canyon County Recorder's Office as Document No. 2019-010040;
- 4) Approve URA Resolution No. 2019-09(B) authorizing the execution of the amended document with Cold Steel Constructors, LLC;
- 5) Approve Resolution ratifying the Notice and Second Amendment to the Purchase and Sale Agreement with McCain Foods USA, Inc. dated July 31, 2019;

OLD BUSINESS

- 1) Economic Development Activity Report from Steve Fultz (July 2019)

NEW BUSINESS

- 1) **ACTION ITEM:** Consider approval of the Business Incentive Grant Program Application from Price Pump Company located at 2203 Smeed Parkway, Caldwell.
- 2) **ACTION ITEM:** Public Hearing, pursuant to Idaho Code 50-1002, for consideration of the proposed budget for the Urban Renewal Agency for the City of Caldwell for the fiscal year beginning October 1, 2019 and ending September 30, 2020.
- 3) **ACTION ITEM:** Consider Resolution approving the Urban Renewal Agency for the City of Caldwell budget for fiscal year beginning October 1, 2019 and ending September 30, 2020.
- 4) **ACTION ITEM:** Consider request to expand roadway development located north of Hwy. 20/26 and Sky Ranch Business Center.
- 5) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	August: Economic Development Contribution
ElJay Waite	\$2,180.00	July: URA Consultant Fees
City of Caldwell – Cemetery Perp.	\$308,000.00	2 nd Loan Payment

Fund		
City of Caldwell – Office Lease	\$600.00	Office Lease Space: February – September 2019
Hamilton, Michael, and Hilty	\$5,500.00	July: Attorney Fee
Idaho Power	\$10,219.50	LCCS, LL (Caldwell Vet) Agreement to provide power.
City of Caldwell	\$380,200.00	Reimbursement for Elevate Academy Project
City of Caldwell	\$137,318.53	Reimbursement for Misc. Projects and Utility Costs: October-July 2019
TOTAL	\$862,018.03	

- 6) Treasurer Report:
 - a. ***ACTION ITEM:*** Approve Monthly Cash Reconciliation Reports.
 - b. Discussion concerning the vacate notice of the upstairs area at 217 South Kimball Avenue.
 - c. Discussion concerning Real Estate Lease Agreement Renewals for 215 and 217 South Kimball Avenue.
 - d. Discussion concerning the Real Estate Sub-Lease Agreement for the deli space located at the Treasure Valley Community College Caldwell Campus.
 - e. Discussion concerning the Agreement for Agency Legal Services with Hamilton, Michaelson & Hilty, LLP.
- 7) Consultant Report
- 8) Attorney Report
- 9) Chairman Report
- 10) Commissioner Reports
- 11) Motion to adjourn

Date of the next Urban Renewal Agency Meeting: September 9, 2019 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.