

CALDWELL URBAN RENEWAL AGENCY

MINUTES

7:00 P.M.

Monday, June 10, 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.

(SPECIAL PRESENTATIONS)

Abbey Lee, Treasure Valley Community College Public Relations Director, expressed appreciation to the Caldwell Urban Renewal Agency for consideration of a \$50,000 allocation for additional education courses in the upcoming school year at the Caldwell Campus. She reported that Kaitlin Brookshire recently resigned from her position as the TVCC Caldwell Campus Director.

Edward Alves, Treasurer Valley Community College Academic Affairs, reported that enrollment has increased at both campus sites in Ontario and Caldwell. He reported that interviews would be scheduled for the Caldwell Campus Director position, noting that there is a large pool of applicants for the position.

(PUBLIC COMMENTS)

None.

(CONSENT CALENDAR)

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on May 13, 2019;
- 2) Approve URA Resolution No. 2019-09(A) authorizing the execution of the amended document with Cold Steel Constructors, LLC;
- 3) Approve URA Resolution authorizing acceptance of the request from the TVCC Caldwell Campus for use of the TVCC Capital Improvement Fund in the amount of \$50,000.00 for two new educational programs at the Caldwell Campus.

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

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

MOTION CARRIED

OLD BUSINESS:

(MAY 2019 - ECONOMIC DEVELOPMENT REPORT – STEVE FULTZ)

Steve Fultz introduced Steven Jenkins, the newly hired City of Caldwell Economic Development Specialist. He noted that Mr. Jenkins was previously employed at the College of Western Idaho and Boise State University. He has a master's degree in marketing and communications.

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. Resolve issue of per-existing development agreement on property.

Airport Project...easement nearly completed for canal relocation. Also, continued meeting and working with TVCC on A&P program along with the flight schools. Move toward appraisal in acquiring an additional 15 (+/-) acres for airport expansion.

Project Grande...potential new restaurant/brewery considering Caldwell. Company back in the community in May....continued interest in downtown Caldwell.

Project Works...New warehouse/distribution lead for out of state. Looking for location of a 60,000 sq. ft. building. Considering site in the Sky Ranch area. Tentative approved LOI, moving toward acceptable PSA. A draft Purchase & Sale Agreement has been provided to the Winco Company for their review.

Project Van...new project for Sky Ranch. Light manufacturing considering Van Auken site.

Project Pasta...meeting with restaurant considering downtown. Working on additional restaurants of a similar type.

Potential Innovation Center...scheduled meeting with potential stakeholders regarding the development of a tech entrepreneur center...including event center potential. Steve Jenkins will be coordinating this project.

Project Union: working with potential new office/commercial use...considering sites in downtown, Sky Ranch area, and Blvd.

AMFEC Expansion...approved property tax exemption application from County Commissioners. Finalizing architectural drawings. Expansion of 50,000 to 60,000 sq. ft. and adding 50+ jobs.

Price Pump open and operating. Site tour in late May. Open house scheduled for late June.

Discussion was held concerning a parking garage within the downtown.

NEW BUSINESS:

(ACTION ITEM: CONSIDER EXECUTION OF THE LETTER OF INTENT (DATED MAY 14, 2019) FROM WINCO FIREWORKS INTERNATIONAL LLC FOR PURCHASE OF REAL PROPERTY KNOWN AS 5221 E. LINDEN STREET)

Steve Fultz, 411 Blaine Street, provided the staff report, noting that a Purchase & Sale Agreement is under negotiation with Winco Fireworks International LLC.

Mark Hilty reported that the draft Purchase & Sale Agreement was provided to Winco Fireworks International LLC for their final review. He stated that staff moved forward with the preparation of the PSA after comments made by the URA Commissioners at the May meeting. The document would be brought back to the URA Commissioners for consideration of approval.

MOVED by Ramirez, SECONDED by Stadick to continue the item to the next Regularly Scheduled Urban Renewal Agency to be held on July 8, 2019.

MOTION CARRIED

(ACTION ITEM: ACCEPT THE CANCELLATION OF JULY 8, 2019 FOR THE URA BUDGET WORKSHOP AND CONSIDER SETTING THE DATE OF TUESDAY, JULY 16, 2019 OR MONDAY, JULY 22, 2019 FOR THE URA BUDGET WORKSHOP AT 7:00 P.M.)

MOVED by Stadick, SECONDED by Porter to cancel the July 8, 2019 URA Budget Workshop and set the date for July 16, 2019 at 7:00 p.m. for the URA Budget Workshop.

MOTION CARRIED

(UPDATE REPORT FROM CITY ATTORNEY AND CONSULTANT: NEWLY PROPOSED URBAN RENEWAL AGENCY PLAN)

Mark Hilty: Process of establishing a new reallocation plan for the Urban Renewal Agency Plan:

Maps of the subject area were provided to the Commissioners. Mr. Hilty reviewed the process that has been followed to date in the creation of the new reallocation URA plan. He noted that the final recommendation would be considered by City Council, the Canyon County Commissions, and the URA Commissioners. Planning & Zoning would review the plan for the purpose of compliance with the City of Caldwell Comprehensive Plan.

Brent Orton: Infrastructure which will be built within the newly proposed allocated area:

Mr. Orton outlined the proposed functional roadway classifications within the boundaries of the subject area. He noted that the proposed infrastructure would include sewer/water/power/gas/optic fiber/phone/etc.

Discussion followed concerning the exclusion of parcels owned by Rambo Crushing and the plans for the site upon completion of the gravel pit project. Staff noted that the gravel pit project will continue for the next twenty years before the area is developed into residential homes.

ElJay Waite: Proposed development of the newly proposed allocated area:

Mr. Waite reported on the potential increased value for the participating parcels. The estimated value of the proposed allocated area is \$22 million. The proposed area meets the Idaho Statute requirements relating to assessed value. There is room to create additional agencies, if desired, by the commissioners in the future. The area, in its current condition, could possibly sit for years without development, if no incentive in place to assist with its advancement. He explained that the value of urban renewal is to assist with expediting development. This will assist the taxpayers by creating the plan to meet infrastructure needs for potential business development/expansion in north Caldwell. He provided an explanation of the Idaho Statute concerning use of tax increment by urban renewal agencies.

In response to questions from Commissioner Allgood, Mr. Waite reported that farm land near the freeway could be added to the allocated area in the future.

In response to questions from Commissioner Stadick, Mr. Hilty responded that initial discussions with the Canyon County Commissioners have been positive.

Discussion followed concerning parking issues in downtown Caldwell and the possible need for a parking structure in the future.

(ACTION ITEM: APPROVE THE INVOICES FOR PAYMENT APPROVAL AS PRESENTED BY THE URBAN RENEWAL AGENCY TREASURER)

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	June: Economic Development Contribution
ElJay Waite	\$1,190.00	May: URA Consultant Fees
McAlvain Construction	\$51,631.20	April & May: Indian Creek Plaza Construction
State of Idaho Building Safety	\$125.00	2019 Annual TVCC Elevator Certification Fee
Hamilton, Michaelson and Hilty	\$5,500.00	May: Attorney Services
TOTAL	\$76,446.20	

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

MOTION CARRIED

(ACTION ITEM: APPROVE THE 2018 BOND FINAL DRAW DOWN #11 FROM THE URBAN RENEWAL AGENCY TREASURER)

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	June: Economic Development Contribution

MOVED by Warwick, SECONDED by Ramirez to approve the 2018 Bond Final Draw Down #11 as presented.

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		\$12,512,435.85
Banner Bank, CD	\$ 250,380.49	
LGIP	\$ 113,443.62	
Banner Bank Operating Account	\$12,148,611.74	
Restricted TOTAL		\$12,148,611.74
Restricted – Other Tax Districts	\$7,050,928.89	
Restricted - Caldwell	\$2,090,194.45	
Restricted – URA TVCC	\$ 751,093.06	
Restricted – URA Job Creation	\$2,256,395.34	

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

MOTION CARRIED

(CONSULTANT REPORT:

None.

(ATTORNEY’S REPORT)

None.

(CHAIRMAN’S REPORT)

None.

(COMMISSIONER REPORTS)

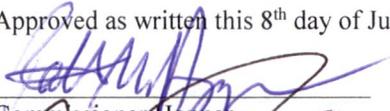
None.

(ADJOURNMENT)

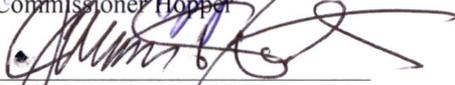
MOVED by Allgood, SECONDED by Warwick to adjourn at 8:07 p.m.

MOTION CARRIED

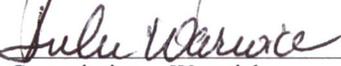
Approved as written this 8th day of July, 2019.



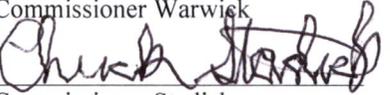
Commissioner Hopper



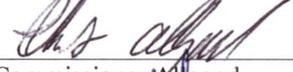
Commissioner Porter



Commissioner Warwick



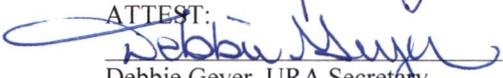
Commissioner Stadick



Commissioner Allgood



Commissioner Ramirez

ATTEST:


Debbie Geyer, URA Secretary

