

**CALDWELL URBAN RENEWAL AGENCY**  
**7:00 P.M.**  
**Monday, July 8, 2019**  
**REGULARLY SCHEDULED MEETING**

- ROLL CALL**
- CONFLICT OF INTEREST DECLARATION**
- SPECIAL PRESENTATIONS**
- 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 June 10, 2019;
- 2) Approve Resolution authorizing the execution of the acceptance of the 2019 URA Audit Fee Proposal from Eide Bailly;
- 3) Approve Resolution authorizing the acceptance of the Warranty Deed executed by the City of Caldwell concerning property known as 119 and 123 South Kimball;
- 4) Approve Resolution authorizing the use of URA increment as cost share for the reimbursement to Moonlake Consulting, LLC in the amount of \$116,000 for parking lot improvements as a partnership to assist in the completion of the 50-unit mixed income senior affordable housing development at 802 Cleveland Boulevard;
- 5) Approve Resolution authorizing the execution of the Purchase & Sale Agreement from Winco Fireworks International, LLC.

**OLD BUSINESS**

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

**NEW BUSINESS**

- 1) **ACTION ITEM:** Consider request to provide assistance to LCCS, LLC (Caldwell Veterinary Clinic) in the amount of 50% of the cost up to \$25,000 for power location to the 1.36 acre parcel on Smeed Parkway.
- 2) **ACTION ITEM:** Consider Resolution authorizing the execution of the Independent Contractor Agreement with ElJay Waite.
- 3) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	July: Economic Development Contribution
ElJay Waite	\$1,374.00	June: URA Consultant Fees
McAlvain Construction	\$612.10	ICP Construction/Partial Retainage Release
State of Idaho Building Safety	\$125.00	2019 Annual TVCC Elevator #2 Certification Fee
Hamilton, Michael, and Hilty	\$5,500.00	June: Attorney Fee
Treasure Valley Community College	\$50,000.00	Capital Improvement Draw for two (2) new educational programs (Cyber Security and Welding)

Cold Steel Constructors, LLC	\$25,000.00	B.I.G. Payment #1
<b>TOTAL</b>	<b>\$100,611.30</b>	

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

**Upcoming URA Workshop Sessions and Meetings:**

**July 11, 2019 (Thursday) 6:00 p.m. Joint URA & Caldwell City Council Workshop**  
**July 16, 2019 (Tuesday) 7:00 p.m. URA Budget Workshop**  
**July 16, 2019 (Tuesday) 7:45 p.m. URA Special Meeting**  
**August 12, 2019 (Monday) 7:00 p.m. URA Regularly Scheduled Meeting**

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.

**CALDWELL URBAN RENEWAL AGENCY  
MINUTES  
7:00 P.M.  
Monday, July 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, and Commissioner Allgood. Absent: Commissioner Ramirez.

**(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 June 10, 2019;
- 2) Approve Resolution No. 2019-11 authorizing the execution of the acceptance of the 2019 URA Audit Fee Proposal from Eide Bailly;
- 3) Approve Resolution No. 2019-12 authorizing the acceptance of the Warranty Deed executed by the City of Caldwell concerning property known as 119 and 123 South Kimball;
- 4) Approve Resolution No. 2019-13 authorizing the use of URA increment as cost share for the reimbursement to Moonlake Consulting, LLC in the amount of \$116,000 for parking lot improvements as a partnership to assist in the completion of the 50-unit mixed income senior affordable housing development at 802 Cleveland Boulevard;
- 5) Approve Resolution No. 2019-14 authorizing the execution of the Purchase & Sale Agreement from Winco Fireworks International, LLC.

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

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

MOTION CARRIED

**OLD BUSINESS:**

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

Project White: Continue working on resolving issues during 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. Anticipate closing in mid-July.

Project Grande: Potential new restaurant/brewery considering Caldwell. Company back in the community in June....considering new locations in downtown.

Project Works/Winco Fireworks: 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. PSA signed and in due diligence phase.

Project Van: New project for Sky Ranch. Warehousing/Distribution development considering Van Auken site. Considering 3 building on the 17 acre site...potential construction of first building to begin in 2019.

Project Stay: Working with a local group, with ties to a Colorado developer on potential hotel development in Caldwell.

Potential Innovation Center: Scheduled meeting with potential stakeholders regarding the development of a tech entrepreneur center...including event center potential.

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

Project More: Potential office/commercial use considering sites in downtown and Sky Ranch area. Initial meeting occurring in June.

Caldwell Veterinary Clinic continued progress on their site in Sky Ranch: Addressing issue for providing power to the site.

Price Pump Company: Open house in late June.

In response to questions from Councilman Stadick, Mr. Fultz reported that Project Stay is looking at several options in Caldwell.

In response to questions from Commissioner Porter, Mr. Fultz reported that a burger/brew restaurant will be moving into the site at 812 Main Street.

#### **NEW BUSINESS:**

**(ACTION ITEM: CONSIDER REQUEST TO PROVIDE ASSISTANCE TO LCCS, LLC [CALDWELL VETERINARY CLINIC] IN THE AMOUNT OF 50% OF THE COST UP TO \$25,000 FOR POWER LOCATION TO THE 1.36 ACRE PARCEL ON SMEED PARKWAY)**

Steve Fultz, Caldwell Economic Development Director at 411 Blaine Street, provided the staff report noting the need for assistance to provide power to the site for the Caldwell Veterinary Clinic located in the Sky Ranch Business Center. He noted that it would be necessary to bore through the parking lot at Price Pump to bring the electrical power to the Caldwell Veterinary Clinic site.

In response to questions from Commissioner Porter, Mr. Fultz confirmed that the parcel was sold at a discounted rate due to the odd shape of the parcel.

In response to questions from Commissioner Allgood, Mr. Fultz reported that if the electrical connection was brought from the Fresca site than Price Pump, it would also require to bore under a parking lot. There is currently an agreement in place with Price Pump to move forward with the project.

City Attorney Mark Hilty confirmed that the project qualifies for expending URA funds since it is dealing with an infrastructure project within the URA boundaries.

MOVED by Allgood, SECONDED by Stadick to approve the request to provide assistance to LCCS, LLC in the amount of 50% of the cost up to \$25,000 for the purpose of providing power to the 1.36 acres subject parcel located on Smeed Parkway.

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

MOTION CARRIED

**(ACTION ITEM: CONSIDER RESOLUTION NO. 2019-15 AUTHORIZING THE EXECUTION OF THE INDEPENDENT CONTRACTOR AGREEMENT WITH ELJAY WAITE)**

Mark Hilty, City Attorney at 1303 12<sup>th</sup> Avenue Road, Nampa, outlined the contents of the proposed agreement. He noted that the agreement expires as of December 31, 2019. Mr. Waite has reviewed the contract and agrees with its content.

MOVED by Warwick, SECONDED by Allgood to approve Resolution No. 2019-15 as presented.

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

MOTION CARRIED

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

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	July: Economic Development Contribution
ElJay Waite	\$1,374.00	June: URA Consultant Fees
McAlvain Construction	\$612.10	ICP Construction/Partial Retainage Release
State of Idaho Building Safety	\$125.00	2019 Annual TVCC Elevator Certification Fee
Hamilton, Michaelson and Hilty	\$5,500.00	June: Attorney Fee
Treasure Valley Community College	\$50,000.00	Capital Improvement Draw for two (2) new educational programs (Cyber Security and Welding)
Cold Steel Constructors, LLC	\$25,000.00	B.I.G. Payment #1
<b>TOTAL</b>	<b>\$100,611.30</b>	

MOVED by Warwick, SECONDED by Allgood to approve the invoices for payment 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:

<b>Banner Bank TOTAL</b>		<b>\$12,872,167.79</b>
Banner Bank, CD	\$ 250,380.49	
LGIP	\$ 113,691.47	
Banner Bank Operating Account	\$12,508,095.83	
<b>Restricted TOTAL</b>		<b>\$12,508,095.83</b>
Restricted – Other Tax Districts	\$7,236,814.71	
Restricted - Caldwell	\$2,244,224.98	
Restricted – URA TVCC	\$ 767,759.73	
Restricted – URA Job Creation	\$2,259,296.41	

MOVED by Porter, SECONDED by Warwick to approve the cash reconciliation report as presented.

MOTION CARRIED

**(CONSULTANT REPORT:**

ElJay Waite provided an explanation of the lease agreement currently in place with TVCC and the allowance for improvements to the educational program, which is based on jobs and industry needing

trained employees. TVCC is able to enhance their educational program with the use of funds set aside per the lease agreement. The funding is used to purchase the necessary equipment for the new educational programs.

Mr. Waite provided an update on the contacts he has made with landowners within the proposed new URA reallocation plan. He reported that the Engineering Department has provided him with a listing of all URA properties as well as the projects accomplished within the Sky Ranch Business Center. He is working to coordinate an asset value listing. A map will be formed to determine the highest and best use for the area along Hwy. 20/26. A plan will be brought back for the URA commissioner's consideration and review.

**(ATTORNEY'S REPORT)**

Mark Hilty, City Attorney, provided an update regarding the Creekside Development Project. He noted that leadership from BVA Development, LLC commissioned a hotel study. A meeting originally scheduled for today with the development company was rescheduled. The result of discussions with BVA will be bought back for consideration by URA Commissioners.

In response to questions from Commissioner Porter, Mr. Hilty reported that the original RFP did not specifically require a hotel to be located at the site. Discussion followed.

**(CHAIRMAN'S REPORT)**

None.

**(COMMISSIONER REPORTS)**

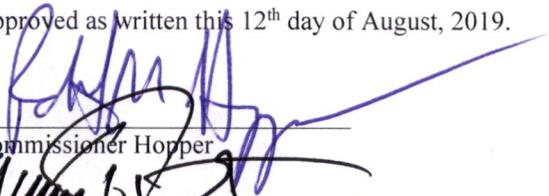
None.

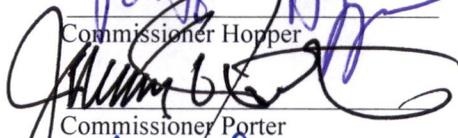
**(ADJOURNMENT)**

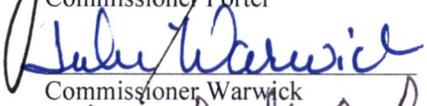
MOVED by Stadick, SECONDED by Allgood to adjourn at 7:41 p.m.

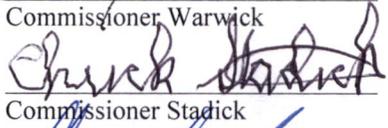
MOTION CARRIED

Approved as written this 12<sup>th</sup> day of August, 2019.

  
Commissioner Hopper

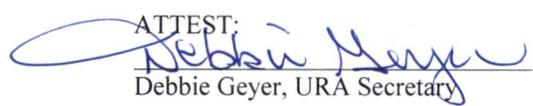
  
Commissioner Porter

  
Commissioner Warwick

  
Commissioner Stadick

  
Commissioner Allgood

\_\_\_\_\_  
Commissioner Ramirez

ATTEST:  
  
Debbie Geyer, URA Secretary

