

**CALDWELL URBAN RENEWAL AGENCY**  
**7:00 P.M.**  
**Monday, September 9, 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 August 12, 2019 and the Urban Renewal Agency Special Meeting held on August 22, 2019;
- 2) Approve Resolution authorizing the use of City Increment from URA FY-2019 in the amount of \$230,000 for the final construction and retainage payment of Indian Creek Plaza;
- 3) Approve Resolution authorizing the use of City Increment from URA FY-2019 in the amount of \$190,340 for the match portion of the Contributions to Shared Improvements as outlined in the Donation and Development Agreement with Project Elevate;
- 4) Approve Resolution authorizing the execution of the Agreement for Agency Legal Services with Hamilton, Michaelson & Hilty, LLP in the amount of \$71,280 annually.

**OLD BUSINESS**

- 1) Economic Development Activity Report from Steve Fultz (August 2019)
- 2) **ACTION ITEM:** Consider approval of the Request for Proposals for:
  - a. *Creekside Redevelopment Project Property*
  - b. *Arthur & Kimball Property*

**NEW BUSINESS**

- 1) **ACTION ITEM:** Consider request from Autumn Gold Affordable Housing concerning the Denver Street Infill Project, Phase II (Cathy Venrick, Executive Director).
- 2) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	September: Economic Development Contribution
Caldwell Glass	\$135.90	Door Repair/ TVCC (R & M)
McAlvain Construction	\$174,397.31	ICP Construction & Retainage (Final)
City of Caldwell/Building Hope	\$191,840.00	Reimbursement: Elevate Academy Project (Final)
Hamilton, Michael, and Hilty	\$5,500.00	August: Attorney Fee
City of Caldwell	\$622.71	Reimbursement: Printing & Utility Costs (August 2019)
The Sign Shoppe	\$205.00	Restroom Signs for TVCC
ICRMP	\$4,827.50	FY-2020 1 <sup>st</sup> Half Insurance Payment
<b>TOTAL</b>	<b>\$395,528.42</b>	

- 3) ***ACTION ITEM:*** Consider ratification of the payment to Juanita Aguilar for \$36,000.00 for the Option to Purchase Agreement related to 711 Cleveland Boulevard as referenced in Resolution 2019-20 and approved on August 22, 2019.
- 4) Treasurer Report:
  - a. ***ACTION ITEM:*** Approve Monthly Cash Reconciliation Reports.
- 5) Consultant Report
- 6) Attorney Report
  - a. Update Report: Resolution No. 208-19 pursuant to Idaho Code 50-2005 approved by Caldwell City Council on September 3, 2019 dealing with finding a deteriorated or deteriorating area exists in and adjacent to the City of Caldwell.
- 7) Chairman Report
- 8) Commissioner Reports
- 9) Motion to adjourn

**Date of the next Urban Renewal Agency Meeting: October 15, 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.