

**Urban Renewal Agency of the City of Caldwell
411 Blaine Street
Caldwell, Idaho 83605**



**SPECIAL MEETING
Caldwell Urban Renewal Agency**

**Thursday
August 22, 2019
6:00 p.m.**

TO BE HELD AT:

**Caldwell Police Department
Community Room
110 South 5th Avenue**

AGENDA

- 1) **ACTION ITEM:** Consider Resolution to authorize the execution of the Option Agreement with Ramon Ochoa and Juanita Aguilar for property known as 318 S. Kimball Avenue.
- 2) **ACTION ITEM:** Consider request for proposals notification document for property known as the Creekside Redevelopment Project located at 7th and Main Street in downtown Caldwell.
- 3) **ACTION ITEM:** Consider request of proposals notification document for real property currently known as 119 South Kimball Avenue in downtown Caldwell.

POSTED: 8-15-2019

**CALDWELL URBAN RENEWAL AGENCY
SPECIAL MEETING
MINUTES
6:00 P.M.
Thursday, August 22, 2019**

(ROLL CALL)

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 (via phone), Commissioner Allgood, and Commissioner Ramirez.

NEW BUSINESS:

(ACTION ITEM: CONSIDER RESOLUTION NO. 2019-20 TO AUTHORIZE THE EXECUTION OF THE OPTION AGREEMENT WITH RAMON OCHOA AND JUANITA AGUILAR FOR PROPERTY KNOWN AS 318 SOUTH KIMBALL AVENUE)

Mark Hilty, City Attorney at 1303 12th Avenue Road, Nampa, provided the staff report and recommended execution of the Option Agreement with Ramon Ochoa and Juanita Aguilar as presented. This document has been previously discussed as an URA project at the subject location; however, Ms. Aguilar has been out of the state and was not able to sign the document until recently. The owners are in the process of moving to Colorado. Research has been conducted concerning other innovation centers and their success. Innovation centers are generally created around strong partnerships with local universities/industry/businesses/government agencies to assist with the development of entrepreneurial activity and new start-up incubation business ideas.

He continued by stating the documentation for tonight's consideration is an Option Agreement rather than a Purchase & Sale Agreement since the solicitation and involvement of partnerships is still underway by staff. The agreement has been discussed with City Council. It does involve a non-refundable \$36,000 option payment, which holds the property for a period of six months. The option purchase price is \$650,000. The \$36,000 option payment would be credited toward the purchase price at the time of closing. The option period expires February 15, 2010. If the Agency decides to exercise the Option, documentation would be brought back for consideration prior to the date and closing would occur within 30 days of approval.

In response to questions from Commissioner Warwick, Mr. Hilty clarified that the subject property is known as the Cleveland Event Center, which is located at 711 Cleveland Boulevard. There are additional retail buildings attached to the original facility that face Kimball Avenue. The building would be remodeled in the future for the purpose of the proposed innovation center.

Carol Mitchell, Urban Renewal Agency Treasurer, reported that the allocation for the Option Agreement was included within the FY-2020 URA Budget using City of Caldwell increment funding.

In response to questions from Commissioner Porter, Mr. Fultz, Caldwell Economic Development Director, reported that there would be support from potential investors for the center. Contact has been made with higher education institutions such as the College of Idaho and University of Idaho for their participation. Funding partnerships are being sought to renovate the facility. Leases would be offered to various start-up businesses similar to other innovation centers.

In response to questions from Commissioner Allgood, Mr. Fultz reported that the building has been viewed by staff and a few potential investors. Access issues between floors and completion of the sprinkler system within portions of the building would need to be addressed.

In response to questions from Commissioner Ramirez, Mr. Fultz reported that partners would assist with the technology design within the facility. Discussion was held concerning the Coeur d'Alene Innovation Center and the advanced technology that it offers.

MOVED by Porter, SECONDED by Warwick to approve Resolution No. 2019-20 authorizing the execution of the Option Agreement as presented.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER REQUEST FOR PROPOSAL NOTIFICATION DOCUMENT FOR PROPERTY KNOWN AS THE CREEKSIDE REDEVELOPMENT PROJECT AT 7TH & MAIN STREET IN DOWNTOWN CALDWELL)

Mark Hilty, City Attorney, provided the staff report and noted that he is working with city staff for the inclusion of pictures and design of the document. He outlined the contents of the draft RFP document. He reported that language was included on page 6 to read: *"Speculative plans subject to market studies, uncertain financing, unformed joint ventures or partnerships, or any other contingency that may delay the development timeline are less attractive to the Agency."*

Discussion followed concerning the length of time allowed for submittals and the approximate amount expended for acquisition of the property, mediation, and clean-up of the site. Carol Mitchell addressed questions by the commissioners.

Chairman Hopper noted that the allowance of a 120-day submittal period could assist with receiving strong proposals. Keri Sigman, CEO of Destination Caldwell, concurred with comments made by Chairman Hopper.

It was recommended by Commissioner Allgood that mandated milestones be outlined within the document for the selected developer.

Chairman Hopper requested that the revised document be provided to the URA Commissioners for the purpose of directing comments to the City Attorney before it is finalized for publication.

Mr. Hilty noted that the goal is to have the RFP published prior to the next URA Meeting to be held on September 9, 2019.

MOVED by Allgood, SECONDED by Ramirez that the City Attorney move forward with finalizing the RFP document with revisions as stated.

MOTION CARRIED

(ACTION ITEM: CONSIDER REQUEST FOR PROPOSAL NOTIFICATION DOCUMENT FOR PROPERTY CURRENTLY KNOWN AS 119 SOUTH KIMBALL IN DOWNTOWN CALDWELL)

Mark Hilty, City Attorney, provided the staff report and outlined the contents of the draft document. He reported that the parcel contains approximately 4,500 square feet. Pictures will be included within the RFP. No development restrictions would be listed within the document; however, all submittals must comply with the Caldwell City Code. The parcel east of the subject property currently houses a hair salon and the parcel to the north of the subject property is vacant.

Chairman Hopper recommended the RFP state that proposed developments are not limited to the site.

Mr. Hilty reported that the RFP would also stipulate a 120-day timeframe for submittals. The goal is to have the RFP published prior to the next URA Meeting to be held on September 9, 2019.

MOVED by Porter, SECONDED by Warwick that the City Attorney move forward with finalizing the RFP with revisions as stated.

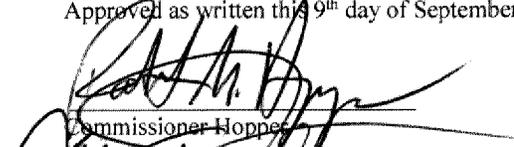
MOTION CARRIED

(ADJOURNMENT)

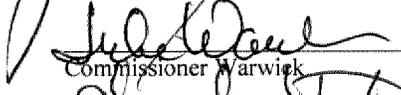
MOVED by Allgood, SECONDED by Ramirez to adjourn at 6:45 p.m.

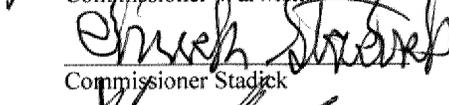
MOTION CARRIED

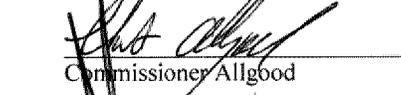
Approved as written this 9th day of September, 2019.


Commissioner Hopper


Commissioner Porter


Commissioner Warwick

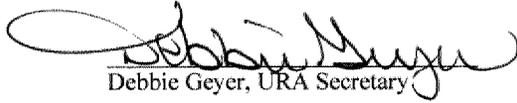

Commissioner Stadick


Commissioner Allgood


Commissioner Ramirez



ATTEST:


Debbie Geyer, URA Secretary