

CALDWELL URBAN RENEWAL AGENCY

MINUTES

7:00 P.M.

Monday, September 9, 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 Allgood, and Commissioner Ramirez. Absent: Commissioner Stadick.

(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 August 12, 2019 and the Urban Renewal Agency Special Meeting held on August 22, 2019;
- 2) Approve Resolution No. 2019-21 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 No. 2019-22 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 No. 2019-23 authorizing the execution of the Agreement for Agency Legal Services with Hamilton, Michaelson & Hilty, LLP in the amount of \$71,280 annually.

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

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

MOTION CARRIED

OLD BUSINESS:

(AUGUST 2019 - ECONOMIC DEVELOPMENT REPORT -- STEVE FULTZ)

Chairman Hopper reported that Mr. Fultz was not available to attend tonight's meeting.

Steven Jenkin, Economic Development Specialist, was present and reported that Mr. Fultz has begun communication with the owner of the tavern located on 7th & Arthur.

Chairman Hopper asked that the retail versus industrial activity be divided on future monthly economic development reports.

Project White...Continue working on resolving issues during the due diligence phase. 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-September

Project Grande...potential new restaurant/brewery considering Caldwell....considering several locations in downtown...two site are very interested

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 of project

Van...new project for Sky Ranch. Warehousing/Distribution development considering Van Auker site. Considering three (3) buildings on the 17 acre site...potential construction of first building to begin in 2019

Potential Innovation Center...Consultant expected in early September to meet with potential stakeholders regarding the development of a tech entrepreneur center...including event center potential.

Caldwell Veterinary Clinic continued progress on their site in Sky Ranch...addressing issue for providing fill dirt to site

Continued working with potential developer from WA interested in downtown Caldwell for mixed use development (residential and retail)...interested in Plaza area

Tour of Sky Ranch area and downtown with new developer to the region

Met with the owner of the Burger and Brew Boise on development on Main Street

Working closely with City Planning Director on final land use map for potential new Allocation Area.

Working with Idaho Power on planned power needs on several projects throughout the existing and new UR districts

(ACTION ITEM: CONSIDER APPROVAL OF THE REQUEST FOR PROPOSALS FOR: A) CREEKSIDE REDEVELOPMENT PROJECT PROPERTY, AND B) ARTHUR & KIMBALL PROPERTY)

Mark Hilty, Agency Attorney at 1303 12th Avenue Road, Nampa, provided an update on the RFP documents. He noted that the intent is to publish the approved documents as soon as possible. Clarification was sought on the following items: 1) Creekside Redevelopment Project: Define active ground level uses as those having hours extended beyond the typical 8-5 business hours. This could be added to Section 4 under Proposed Uses; 2) Arthur & Kimball RFP: On page six – a) If there were to be proposed residential uses on the site, their own offsite parking would be required, b) A preference in terms of scale would be for a three-story structure, 3) Encourage the assembly of the adjoining parcels.

Discussion followed concerning the allowance of adjoining parcels within the Arthur & Kimball RFP. It was determined that the final document would not include reference to the assemblage of adjoining parcels within the RFP.

MOVED by Warwick, SECONDED by Porter to approve the Creekside Redevelopment Project RFP with modifications as discussed.

MOTION CARRIED

MOVED by Warwick, SECONDED by Ramirez to approve the Arthur & Kimball RFP with modifications as discussed.

MOTION CARRIED

NEW BUSINESS:

(ACTION ITEM: CONSIDER REQUEST FROM AUTUMN GOLD AFFORDABLE HOUSING CONCERNING THE DENVER STREET INFILL PROJECT, PHASE II)

Cathy Venrick, Executive Director of Autumn Gold Affordable Housing at 813 E. Fargo Avenue, Nampa, provided a handout outlining the proposed project on Denver Street, noting that the request is for \$40,000 of URA dollars for demolition, site access, off-site improvements, utility connections and impact fees. Residents in the surrounding area are working to improve the area. She explained that the subject parcel is eligible to be split into three parcels. The project includes demolition of the existing home at 308 Denver Street and development of three new single-family homes. Upon completion, the homes would be sold to households making less than 30% of area median income. Eligible buyers will qualify for up to ten percent of the purchase price (as determined by IHFA) in down payment and closing cost assistance. The program requires the homes be used as the primary residence of the buyer and compliance is monitored annually by IHFA to ensure owner occupancy.

In response to questions from Commissioner Warwick, Ms. Venrick reported that the parcel is currently under contract and scheduled for demolition in September with construction to begin this year.

Carol Mitchell, URA Treasurer at 411 Blaine Street, reported that the proposed project would be reviewed for its eligibility for URA funding by legal counsel. She would review the project analyzing it for funding sources.

In response to questions from Chairman Hopper, Mr. Hilty, Agency Attorney, reported that the project must be consistent with the URA Plan and the Idaho Code, which allows funding for infrastructure and right-of-way improvements.

MOVED by Allgood, SECONDED by Porter to support the project within the limits of both finance and legal standards up to \$40,000 as requested.

MOTION CARRIED

Chairman Hopper expressed appreciation for the efforts by Autumn Gold Affordable Housing to improve the subject neighborhood.

(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	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, Michaelson 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 st Half Insurance Payment
TOTAL	\$395,528.42	

MOVED by Warwick, SECONDED by Ramirez to approve the invoices for payment as presented.

MOTION CARRIED

(ACTION ITEM: RATIFICATION OF THE PAYMENT TO JUANITA AGUILAR FOR \$36,000.00 FOR THE OPTION TO PURCHASE AGREEMENT RELATED TO 711 CLEVELAND (ALSO KNOWN AS 318 KIMBALL) AS REFERENCED IN RESOLUTION 2019-20 AND APPROVED ON AUGUST 22, 2019)

Chairman Hopper read the title of Resolution No. 2019-20 into the record:

RESOLUTION AUTHORIZING THE APPROVAL OF THE OPTION AGREEMENT FOR PROPERTY KNOWN AS 318 SOUTH KIMBALL AVENUE – CALDWELL.

MOVED by Ramirez, SECONDED by Porter to ratify the payment to Juanita Aguilar for \$36,000 for the Option to Purchase Agreement.

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

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		\$14,091,949.99
Banner Bank, CD	\$ 250,380.49	
LGIP	\$ 114,171.72	
Banner Bank Operating Account	\$13,727,397.78	
Restricted TOTAL		\$13,727,397.78
Restricted – Other Tax Districts	\$8,337,208.58	
Restricted - Caldwell	\$2,417,329.66	
Restricted – URA TVCC	\$ 734,176.40	
Restricted – URA Job Creation	\$2,238,683.14	

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

MOTION CARRIED

(CONSULTANT REPORT:

No report.

(ATTORNEY’S REPORT)

Update Report on Resolution No. 208-19 pursuant to Idaho Code 50-2005 approved by Caldwell City Council on September 3, 2019 dealing with a deteriorated or deteriorated area exists in and adjacent to the City of Caldwell.

Mark Hilty, City Attorney, provided an update report on the approval of Resolution No. 208-19 by City Council. The newly proposed plan would be presented to City Council and the Planning & Zoning Commission before the end of the year. Project costs and revenues are still being calculated. Canyon County has been consulted concerning the project addressing potential questions and review of property calculations.

Mr. & Mrs. Harris, property owners in the newly proposed reallocation area, attended the meeting. Mr. Harris indicated support for the URA project.

(CHAIRMAN’S REPORT)

None.

(COMMISSIONER REPORTS)

(ADJOURNMENT)

MOVED by Warwick, SECONDED by Allgood to adjourn at 7:45 p.m.

MOTION CARRIED

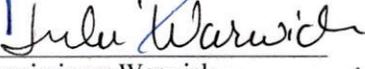
Approved as written this 15th day of October, 2019.



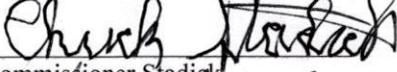
Commissioner Hopper



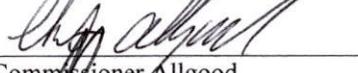
Commissioner Porter



Commissioner Warwick



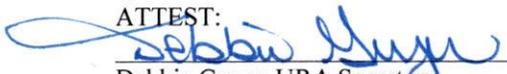
Commissioner Stadick



Commissioner Allgood



Commissioner Ramirez

ATTEST:


Debbie Geyer, URA Secretary

