

CALDWELL URBAN RENEWAL AGENCY

7:00 P.M.

Tuesday, October 15, 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 September 9, 2019;
- 2) Accept the 2020 Urban Renewal Regularly Scheduled Meeting Calendar;
- 3) Approve Resolution authorizing execution of the real estate lease with Arlene Yamamoto for property known as 215 South Kimball Avenue effective October 1, 2019 and terminating on December 31, 2019;
- 4) Approve Resolution authorizing execution of the real estate lease with Cindy Weitz for property known as 217 South Kimball Avenue effective October 1, 2019 and terminating on December 31, 2019;
- 5) Approve Resolution authorizing the acceptance of a Warranty Deed regarding the purchase of property by McCain Foods USA, Inc. located in the Sky Ranch Business Center.

OLD BUSINESS

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

NEW BUSINESS

- 1) **ACTION ITEM:** Consider Resolution authorizing the use of \$40,000 City Increment from URA FY-2019 for frontage and infrastructure improvements at 308 E. Denver associated with the Autumn Gold Affordable Housing Denver Street Infill Project, Phase II.
- 2) **ACTION ITEM:** Final adoption and recommendation of the proposed Caldwell North Urban Renewal Area Plan.
- 3) **ACTION ITEM:** Consider resolution authorizing the URA chairman to enter into an Intergovernmental Agreement with the City of Caldwell and Canyon County for administration of revenue allocation area in unincorporated Canyon County.
- 4) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	October: Economic Development Contribution
Schindler Company	\$1,382.70	Elevator Maintenance Contract for TVCC
Hamilton, Michaelson & Hilty	\$5,500.00	September: Attorney Fee
City of Caldwell	\$8,000.00	FY-2020 Admin. Fees
ElJay Waite	\$4,183.00	Consulting Services/ August & September 2019

Redevelopment Association of Idaho	\$4,550.00	FY-2020 Membership Dues
Cold Steel Constructors	\$25,000.00	Payment #2/July-September/Business Incentive Grant
TOTAL	\$66,615.70	

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

Date of the next Regularly Schedule Urban Renewal Agency Meeting:

- Tuesday – November 12, 2019 at 7:00 p.m.
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.

Tuesday, October 15, 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 Warwick, Commissioner Stadick, Commissioner Allgood, and Commissioner Ramirez. Absent: Commissioner Porter.

(CONFLICT OF INTEREST DECLARATION)

None.

(SPECIAL PRESENTATIONS)

None.

(PUBLIC COMMENTS)

Chairman Hooper acknowledged the student in the audience from the Vallivue School District who attended to observe a public meeting as a school requirement.

(CONSENT CALENDAR)

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on September 9, 2019;
- 2) Accept the 2020 Urban Renewal Regularly Scheduled Meeting Calendar;
- 3) Approve Resolution No. 2019-26 authorizing execution of the real estate lease with Arlene Yamamoto for property known as 215 South Kimball Avenue effective October 1, 2019 and terminating on December 31, 2019;
- 4) Approve Resolution No. 2019-27 authorizing execution of the real estate lease with Cindy Weitz for property known as 217 South Kimball Avenue effective October 1, 2019 and terminating on December 31, 2019;
- 5) Approve Resolution No. 2019-28 authorizing the acceptance of a Warranty Deed regarding the purchase of property by McCain Foods USA, Inc. located in the Sky Ranch Business Center.

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

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

MOTION CARRIED

OLD BUSINESS:

(SEPTEMBER 2019 - ECONOMIC DEVELOPMENT REPORT)

Chairman Hopper reported that Steve Fultz was not present to outline the written report. No comments were made concerning the report.

Industrial:

Project White...closed project

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. PSA signed due diligence to expire soon.

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

Pre-RFP...working with Idaho Commerce to provide a potential site for a large heavy-use industrial user. Proposed development would need 50-100 acres. Submitted potential site in proposed new allocation area.

Project North...working with developers considering a mixed-use site (commercial and industrial) in the current UR district.

Project JC...working with developers considering a mixed-use site (commercial and industrial) in the current UR district (similar to North, but different location).

Continued communication with Eisenberg Development regarding their site in Sky Ranch...planning to meet again in person in the next few weeks.

Continue to work with the Priddy Brothers on their property next to Caldwell Industrial Airport...potential project considering site for light manufacturing (aviation related).

Project Hat: Working with international company for U.S. location. Currently has small office in Idaho Falls, desires site closer to Boise area...agriculture-based innovation business.

Retail:

Project Value...Working with management to evaluate possible relocation areas within Caldwell. They are reviewing vacant buildings and considering build to suit options. They are currently in discussion with Rocky Mountain Companies about land in the college marketplace area (21st and Chicago).

Project Q...potential new fast casual restaurant considering Downtown Caldwell...they are also considering a location near Sky Ranch.... they will be visiting the Caldwell area in the next couple of weeks to visit the sites and discuss further.

Project Grand: food and brew business from Oregon considering site in downtown Caldwell...back in town in September for further site analysis.

Other:

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

Continued working closely with economic development team and the City Planning Director on final land use map and potential uses for potential new Allocation Area.

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

Met with the University of Idaho leaders last week regarding their interest in partnerships with the City. We discussed economic development within Caldwell and upcoming projects. They will be coming to the area for a tour of Downtown and Sky Ranch during the first week of November.

Produced RFPs for Creekside Development project and Arthur/Kimball Site.

Working with several developers on multi-family housing projects (affordable and market rate) throughout the City, with some sites being considered in the UR district.

NEW BUSINESS:

(ACTION ITEM: CONSIDER RESOLUTION NO. 2019-29 AUTHORIZING THE USE OF \$40,000 CITY INCREMENT FROM URA FY-2019. FOR FRONTAGE AND INFRASTRUCTURE IMPROVEMENTS AT 308 E. DENVER ASSOCIATED WITH THE AUTUMN GOLD AFFORDABLE HOUSING DENVER STREET INFILL PROJECT, PHASE II)

Carol Mitchell, URA Treasurer at 411 Blaine Street, reported that the request was for up to \$40,000 of City increment funding to be used for Autumn Gold's housing rehabilitation project at 308 E. Denver Street. She noted that Autumn Gold made a presentation at the URA September meeting identifying the project and the request for assistance for infrastructure improvements at the site. She reported that the resolution includes the various infrastructure items that qualify for URA funding. She noted that the cost savings for this project was provided by unfunded renewal of a contract with Buxton Group.

In response to questions from Commissioner Stadick, Chairman Hopper reported on previous affordable housing revitalization accomplishments by Autumn Gold on Denver Street.

Chairman Hopper read the resolution into the record:

***WHEREAS** the approval of the request to use up to \$40,000 City Increment from URA FY-2019 for the request from Autumn Gold for frontage and infrastructure improvements at 308 E Denver for development of three new single-family homes in an area targeted for revitalization within the Urban Renewal Revenue Allocation Area.*

***BE IT HEREBY RESOLVED** by the Chairman and Board of Commissioner of the Urban Renewal Agency of the City of Caldwell, Idaho, to approve the request to use up to \$40,000 City Increment from URA FY-2019 for the request from Autumn Gold for frontage and infrastructure improvements at 308 E Denver for development of three new single family homes.*

MOVED by Ramirez, SECONDED by Warwick to support the project by approving Resolution No. 2019-29 authorizing the use of City FY-19 increment from URA for the Autumn Gold Affordable Housing Denver Street Infill Project, Phase II.

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

MOTION CARRIED

(ACTION ITEM: APPROVE RESOLUTION NO. 2019-24 AUTHORIZING THE FINAL ADOPTION AND RECOMMENDATION OF THE PROPOSED CALDWELL NORTH URBAN RENEWAL AREA PLAN)

Douglas Waterman, Agency Attorney at 1303 12th Avenue Road, provided an overview of Resolution No. 2019-24 outlining the content of the proposed final Caldwell North Urban Renewal Area Plan. He noted that since the adoption of the Caldwell East Urban Renewal Area Plan in 1998, changes within the Idaho Code require that new urban renewal plans include a project list and feasibility study.

ElJay Waite, Independent Consultant for the Urban Renewal Agency, provided a detailed overview of the required Feasibility Study. He noted that the subject area has not experienced much growth or infrastructure improvements and the report contains estimates, assumptions and forecasts developed from meeting with Caldwell Economic Development team members, market research, meetings with land owners, and meetings with Canyon County assessor staff.

Mr. Waite reported on the feasibility study findings for CNURA to fund approximately:

- \$64.1 million in public project costs (increased for inflation over the 20-term of incremental revenues).
- \$6.2 million for improvement to five parks and multiple pathways.
- \$13.4 million in project costs for public street infrastructure paid by developers and subsequently repaid for increment reimbursement agreements.
- Specific public infrastructure projects completed by CNURA using bonds and increment revenue total \$44.5 million.
- Project cost reimbursement are limited to 90% of associated incremental property tax revenues not to exceed actual project cost plus financing charges.

- The remaining 10% will fund CNURA operating costs and may fund infrastructure on properties held for public purposes, bond issuance costs and other related costs.
- Funding sources in addition of incremental property taxes may be available or be feasible for CNURA to use in financing anticipated CNURA project costs within the CNURA. Other revenues could include but are not limited to private, federal, state or local government loans, grant, donations, and in-kind costs. The funding sources may become available to assist in the financing of projects.

He outlined the contents of the appendixes included within the feasibility study and noted that the proposed agency meets the requirement of being within 10% of assessed values. He recommended approval of the proposed CNURA Plan.

Discussion followed. It was noted that parcels within the subject area must be contiguous to the Caldwell City Limits to be considered for annexation. Parcels must be annexed if the developer is desirous of involvement with provisions concerning increment reimbursement.

Mr. Waterman reported that all owners of agriculture land who have indicated interest in being involved in the URA Plan have signed the appropriate documentation. He reported that the P&Z Commission determined that the proposed CNURA Plan conforms to the Comprehensive Plan but recommended that language be added requiring that pedestrian bike access be maintained throughout the project area. The final CNURA document will reflect that recommendation.

Jerome Mapp, Planning & Zoning Director, reported on the proposed land uses within the subject area have been identified as manufacturing and industrial. The original Comprehensive Plan categorized such land-uses into either light or heavy industrial. The newly proposed Comprehensive Plan allows for a manufacturing designations. Buffers between the various land-uses would be recommended, as necessary. The subject area also contains public uses for park development and some residential sites.

It was recommended that additional color coding be provided on the maps to correspond with the parcel groups and specified within the CNURA Plan. Mr. Waterman indicated that such maps could be provided for reference purposes.

Chairman Hopper read the resolution by title only:

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO, AUTHORIZING FINAL SUBMISSION OF PLAN AND RECOMMENDATION FOR THE CALDWELL NORTH URBAN RENEWAL AREA PLAN TO THE CALDWELL CITY COUNCIL.

MOVED by Stadick, SECONDED by Warwick to authorize approval of Resolution No. 2019-24 thereby recommending approval of the proposed final submission of the CNURA Plan to the Caldwell City Council.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 2019-25 AUTHORIZING THE URA CHAIRMAN TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CALDWELL AND CANYON COUNTY FOR ADMINISTRATION OF REVENUE ALLOCATION AREA IN UNINCORPORATED CANYON COUNTY)

Douglas Waterman, Agency Attorney at 1303 12th Avenue Road, reported that the Intergovernmental Agreement with the City of Caldwell and Canyon County is required by Idaho State Code inasmuch as the proposed CNURA Plan expands beyond the boundaries of the Caldwell City Limits. The Agreement has been delivered to the Canyon County Commissioners for their consideration.

MOVED by Stadick, SECONDED by Warwick to authorize approval of Resolution No. 2019-25.

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

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	October: Economic Development Contribution
Schindler Company	\$1,382.70	Elevator Maintenance Contract – TVCC
Hamilton, Michaelson and Hilty	\$5,500.00	September: Attorney Fee
City of Caldwell	\$8,000.00	FY-2020 Admin. Fee
ElJay Waite	\$4,183.00	Consulting Services/August & September 2019
Redevelopment Association of Idaho	\$4,550.00	FY-2020 Membership Dues
Cold Steel Constructors	\$25,000.00	Payment #2: July-September/Busin Incentive Grant
TOTAL	\$66,615.70	

MOVED by Stadick, 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:

Banner Bank TOTAL		\$14,619,754.21
Banner Bank, CD	\$ 250,380.49	
LGIP	\$ 114,403.44	
Banner Bank Operating Account	\$14,254,970.28	
Restricted TOTAL		\$14,254,970.28
Restricted – Other Tax Districts	\$8,345,160.81	
Restricted - Caldwell	\$1,294,385.38	
Restricted – URA TVCC	\$ 767,168.84	
Restricted – URA Job Creation	\$3,848,255.25	

Ms, Mitchell reported that the McCain property transaction closed before the end of the fiscal year.

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

MOTION CARRIED

(CONSULTANT REPORT:

None.

(ATTORNEY’S REPORT)

None.

(CHAIRMAN’S REPORT)

(CHAIRMAN'S REPORT)

None.

(COMMISSIONER REPORTS)

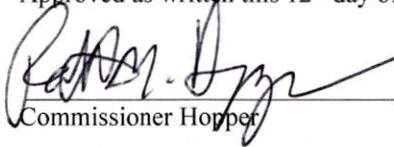
None.

(ADJOURNMENT)

MOVED by Stadick, SECONDED by Allgood to adjourn at 8:27 p.m.

MOTION CARRIED

Approved as written this 12th day of November, 2019.


Commissioner Hopper

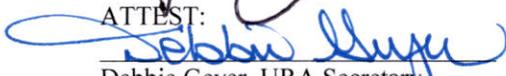
Commissioner Porter


Commissioner Warwick


Commissioner Stadick


Commissioner Allgood


Commissioner Ramirez

ATTEST:

Debbie Geyer, URA Secretary

