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, Commissioner Allgood, and 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 October 15, 2019;
2) Approve Resolution No. 2019-30 authorizing the execution of a Corporate Warranty Deed conveying title of real property known as “The TVCC Building” to the City.

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


MOTION CARRIED

OLD BUSINESS:

(OCTOBER 2019 - ECONOMIC DEVELOPMENT REPORT)

Industrial:

Project Timber...New warehouse/distribution lead for 8.2 acre site at KCID and Linden. Looking for location for potential construction of 3 buildings ranging in size from 10,000 sq ft to 40,000. Expecting LOI to be submitted in November 2019.

Project Van...new project for Sky Ranch. Warehousing/Distribution development considering Van Auker site. Sold to Wolf Development. Construction has begun on 1st building of proposed 3 buildings on the 17 acre site.

Pre-RFP...Continue 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...Continue working with developers considering a mixed-use site (commercial and industrial) in the current UR district.
Project JC...Continue working with developers considering a mixed-use site (commercial, and industrial) in the current UR district.

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: Continue 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....

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

Project Slice...working with retailer/restaurant on potential downtown location

Other:
Potential Innovation Center...continue potential stakeholders regarding the development of a tech entrepreneur center...including event center potential.

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 and distribution of 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

In response to a question posed by Commissioner Stadick, Mr. Fultz reported that McCain Foods has indicated that they are looking at potentially beginning development in the spring.

In response to comments from Commissioner Stadick regarding a portion of the proposed North Urban Renewal area and multi-family housing, Mr. Fultz reported that there has been interest in multi-family development within the proposed area.

NEW BUSINESS:

(ACTION ITEM: CONSIDER LETTER OF INTENT FROM DAVE WALI OF GARDNER DEVELOPMENT COMPANY REGARDING 8.2 ACRES LOCATED AT KCID ROAD – CALDWELL)

MOVED by Warwick, SECONDED by Stadick to remove this agenda item per the request of the developer. This item will be rescheduled for a future URA meeting.

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

<table>
<thead>
<tr>
<th>VENDOR</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>City of Caldwell – Economic Development</td>
<td>$18,000.00</td>
<td>November: Economic Development Contribution</td>
</tr>
<tr>
<td>Hamilton, Michaelson and Hilty</td>
<td>$5,940.00</td>
<td>October: Attorney Fee</td>
</tr>
<tr>
<td>City of Caldwell</td>
<td>$8,000.00</td>
<td>FY-2020 Admin. Fee</td>
</tr>
<tr>
<td>ElJay Waite</td>
<td>$3,000.00</td>
<td>Consulting Services/October 2019</td>
</tr>
<tr>
<td>Pioneer Irrigation District</td>
<td>$713.34</td>
<td>2019 Irrigation Assessments</td>
</tr>
<tr>
<td>Upson Roofing</td>
<td>$1,500.00</td>
<td>R&amp;M Building – 215 S. Kimball Ave.</td>
</tr>
<tr>
<td>Air Comfort</td>
<td>$233.00</td>
<td>Furnace Repairs/Kimball Avenue</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$66,615.70</strong></td>
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Ms. Mitchell reported that the URA audit has been scheduled for Monday, December 2, 2019. Auditors will be on site during that week.

Ms. Mitchell noted that Item No. 2 on this evening’s Consent Calendar approved the transfer of ownership for the TVCC Building from URA to the City of Caldwell. This item will be considered by City Council at an upcoming meeting.

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

MOTION CARRIED

ACTION ITEM: CONSIDER THE RATIFICATION OF THE FOLLOWING EXPENSE

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<th>VENDOR</th>
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<tr>
<td>City of Caldwell – Economic Development</td>
<td>$3,396.80</td>
<td>Final FY-19 Reimbursement for Utilities Building Repairs</td>
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MOVED by Porter, SECONDED by Ramirez to ratify the invoice 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** $14,620,801.54
- Banner Bank, CD $250,380.49
- LGIP $114,620.46
- Banner Bank Operating Account $14,255,800.59

**Restricted TOTAL** $14,255,800.59
- Restricted – Other Tax Districts $8,357,370.89
- Restricted – Caldwell $1,304,220.53
- Restricted – URA TVCC $764,542.64
- Restricted – URA Job Creation $3,829,666.53

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

MOTION CARRIED

Discussion followed regarding projected funding for URA projects.

(CONSULTANT REPORT)

None.
(ATTORNEY'S REPORT)

Update report regarding the Caldwell North Urban Renewal Area

Doug Waterman provided an update report concerning the proposed Caldwell North Urban Renewal Area. An Intergovernmental Agreement with Canyon County is required for properties that extend beyond City boundaries. Once Canyon County approves the agreement, a 30-day publication notice will be issued. The hearing is tentatively scheduled for December 16, 2019.

(CHAIRMAN’S REPORT)

Chairman Hopper reminded the commissioners that Mr. Waite would be receiving an award from Idaho Smart Growth association. Reservations are still available. This is an annual award, which recognizes great development and good planning within the State of Idaho.

(COMMISSIONER REPORTS)

None.

(ADJOURNMENT)

MOVED by Allgood, SECONDED by Stadick to adjourn at 7:29 p.m.

MOTION CARRIED

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

[Signatures]

ATTEST:
Debbie Geyer, URA Secretary