

CALDWELL URBAN RENEWAL AGENCY
7:00 P.M.
Monday, January 13, 2020
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 December 9, 2019 and the Urban Renewal Agency Special Meeting held on December 16, 2019 ;

OLD BUSINESS

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

NEW BUSINESS

- 1) **SPECIAL PRESENTATION:** Funding request for Canyon County Fair Expo Center.
- 2) **ACTION ITEM:** Consider Resolution accepting a lighting project for Simplot Stadium and approve the quotation in the amount of \$478,723 pursuant to Idaho Code 67-2807.
- 3) **ACTION ITEM:** Consider Resolution authorizing execution of a Purchase & Sale Agreement with Dave Wali of Gardner Development Company regarding 8.2 acres located at KCID Road – Caldwell.
- 4) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	January: Economic Development Contribution
Hamilton, Michaelson & Hilty	\$5,940.00	December: Attorney Fee
Eide Bailly	\$7,800.00	Annual Audit Fees/2019 Audit
TOTAL	\$31,820.00	

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

Date of the next Regularly Schedule Urban Renewal Agency Meeting: Monday – February 10, 2020 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.
Monday, January 13, 2020**

(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 Wagoner, Commissioner Allgood, and Commissioner Ramirez.

(CONFLICT OF INTEREST DECLARATION)

None.

(SPECIAL PRESENTATIONS)

None.

(PUBLIC COMMENTS)

None.

(AMENDMENT TO THE AGENDA)

MOVED by Porter, SECONDED by Warwick to amend the agenda by adding an Executive Session pursuant to Idaho Code, Section 74-206, Subsection (c) for the purpose of discussing the acquisition of or an interest in real property not owned by a public agency.

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

MOTION CARRIED

(CONSENT CALENDAR)

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on December 9, 2019 and the Urban Renewal Agency Special Meeting held on December 16, 2019.

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

MOTION CARRIED

OLD BUSINESS:

(DECEMBER 2019 - ECONOMIC DEVELOPMENT REPORT BY STEVE FULTZ & STEVEN JENKINS)

Industrial (Presented by Steve Fultz):

Project Timber...New warehouse/distribution lead for 8.2-acre site at KCID and Linden. Looking for location for potential construction of three (3) buildings ranging in size from 10,000 sq ft to 40,000. Submitted PSA in December 2019.

Project Van...new project for Sky Ranch. Warehousing/Distribution development considering Van Auken site. Construction has begun on the first building of proposed three (3) buildings on the 17-acre site. Potential additional property to be acquired.

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

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

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

Working with developer interested in site at 6th and Main...further meeting scheduled in mid-January.

Retail (Presented by Steven Jenkins):

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

Project Décor...new retail prospect interested in downtown. Site visit in November. Working with company on financing project.

Project Crab...new restaurant interested in Caldwell/Treasure Valley. Submitted letter of interest and follow-up email.

Project Radio...working with restaurant on potential location in downtown. Considering site in front of the movie theater.

Other (Presented by Steven Jenkins):

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

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).

RFPs on Creekside site and former Mr. C's site due on Jan. 17th. Numerous inquiries for both sites.

NEW BUSINESS:

(SPECIAL PRESENTATION: FUNDING REQUEST FOR CANYON COUNTY FAIR EXPO CENTER)

Mayor Nancolas provided an historical overview of the City's desire for keeping the Canyon County Fair within the Caldwell City Limits. He reported that a steering committee was formulated to include all of the agencies/groups that use the Caldwell Event Center area for the purpose of formulating a Caldwell Event Center Master Plan. City Council has committed to eventually deed the property where the Canyon County Fair Expo Center would be located upon substantial completion of the facility.

Canyon County Commissioner Leslie Van Beek introduced Canyon County staff members Paul Navarro (Director of Operations and Facilities Management for Canyon County) and Diana Sinner (Canyon County Fair Director).

Paul Navarro, Director of Operations and Facilities Management for Canyon County provided a handout of the PowerPoint presentation to each of the Council Members. The proposed Canyon County Expo Center would be approximately 45,000 square feet in size located on the corner of Stocktrail and County Fair Avenue. Unlike the current barn structure owned by the Canyon County at

the fairgrounds, this building would have a cement floor, heat/air conditioning and other amenities. The plan is to utilize the building throughout the year.

Mr. Navarro reported that the County Commissioners had emphasized two messages for tonight's presentation: 1) The Canyon County Fair is staying in Caldwell, and 2) Investment will be required. The estimated cost for the complex is \$4.9 million dollars. Canyon County has raised approximately \$2.5 million toward construction cost of the facility.

A spreadsheet was presented outlining the necessary infrastructure projects associated with the proposed building with an estimated cost of \$2.1 million dollars. A Special Use Permit for the Expo Center was previously approved with conditions to improve the site. Such improvements would include additional power to the site, digital signage, fiber optics, sidewalk, curb, and gutter as well as compatible street lighting. The bridge across Wilson Creek would be complete with a sidewalk, which would adjoin with the existing sidewalk behind Simplot Stadium. There would also be an equestrian pathway for horses and other livestock.

In response to questions from Commissioners Wagoner, Mr. Navarro indicated the sidewalk would comply with the City's width requirements. The exterior concrete pad at the Expo Center utilize fabric shade panels. Fencing materials are currently being researched to enclose the area.

Discussion followed concerning the possibility of submitting a FEMA mitigation grant application to address site improvements. It was noted by Brent Orton and Keri Smith-Sigman that the FEMA grant application requirements are stringent and must include a history of any past flooding issues. It was determined that the site would not qualify for FEMA grant funding.

Diana Sinner, Canyon County Fair Director, expressed appreciation for the support of the City concerning the fair remaining in the Caldwell City Limits. She reported on the vision of the Canyon County Fair Board is to allow for growth by expansion at the current site. The 4-H exhibits would remain at O'Connor Event Center during the fair; however, all vendors would be relocated to the proposed Expo Center. Additional open green space would allow for the attendees to experience the natural outdoor setting of Wilson Creek. The expansion plans would enhance the fair event.

Chairman Hopper expressed appreciation to Commissioner Van Beek, Mr. Navarro, and Ms. Sinner for the presentation. He reported that the request would now be reviewed by staff and legal counsel for eligibility and availability of Urban Renewal Agency funding. A report would be brought forward with their findings and consideration of the request at the next Regularly Scheduled URA Meeting to be held on February 10, 2020.

(ACTION ITEM: CONSIDER RESOLUTION NO. 2020-01 ACCEPTING A LIGHTING PROJECT FOR SIMPLOT STADIUM AND APPROVE THE QUOTATION IN THE AMOUNT OF \$478,723.00 PURSUANT TO IDAHO CODE 67-2807)

Brent Orton, Public Works Director at 621 Cleveland Boulevard, presented the staff report noting the partnership with The College of Idaho concerning this project. The use of City of Caldwell Impact Fees is currently being researched.

In response to questions from Commissioner Wagoner, Mr. Orton reported that if the project is eligible, Park and Recreation Impact Fees could be used. The LED lighting system has a 25- year warranty for maintenance issues.

Mayor Nancolas reported that the lighting does meet NCAA requirements. With the addition of a lighting system at Simplot Stadium, regional playoffs or high school championship games could be hosted at the site. He also noted that interest has been expressed by The College of Idaho to donate funding towards the project. A meeting with Gray Wolfe will take place this week regarding a donation for a similar lighting project at Wolfe Field.

Chairman Hopper confirmed that the Simplot Lighting Project was included within the URA budget as an anticipated expenditure. He read the resolution by title into the record:

WHEREAS COOPERATION AND PARTNERSHIP RESPECTING SIMPLOT STADIUM HAS BROUGHT ABOUT REMARKABLE ATHLETIC FACILITIES THAT BENEFIT LOCAL BUSINESS, PROMOTE COMMUNITY COMRADESHIP, AND SUPPORT THE DEVELOPMENT OF PRINCIPLED AND DISCIPLINED YOUNG ADULTS, AND

WHEREAS PARTNERS OF THE URBAN RENEWAL AGENCY AND THE CITY OF CALDWELL INCLUDING THE COLLEGE OF IDAHO HAVE ILLUMINATED THE NEED FOR CONTINUED IMPROVEMENT AND THE BENEFITS ASSOCIATED THEREWITH;

BE IT HEREBY RESOLVED BY THE CHAIRMAN AND BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO TO ACCEPT THE PROJECT FOR AND APPROVE THAT CERTAIN QUOTATION FOR NATION COLLEGIATE ATHLETIC ASSOCIATION (NCAA) COMPLIANT LIGHTING AT SIMPLOT STADIUM IN THE AMOUNT OF \$478,723.00.

MOVED by Porter, SECONDED by Warwick to approve Resolution No. 2020-01 as presented.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 2020-02 AUTHORIZING EXECUTION OF A PURCHASE & SALE AGREEMENT WITH DAVE WALI OF GARDNER DEVELOPMENT COMPANY REGARDING 8.2 ACRES LOCATED AT KCID ROAD – CALDWELL)

Mark Hilty, URA Attorney at 1303 12th Avenue Road, Nampa, reported that previous purchase agreements have been considered for this parcel. He reported that due to the low rate of available commercial/industrial properties within the area, Mr. Wali is proposing to construct spec buildings at the site. Spec buildings recently constructed by the Strider Group in Sky Ranch Business Center are now occupied. The document would be corrected noting the sales price at \$2.00 per sq. foot for the 8.22 acre parcel. Stringent building stipulations have been outlined within the document. If Mr. Wali does not request changes, the document would be executed and would move forward for closing transactions. If changes are needed, the document will be brought back for consideration in the February URA meeting.

Chairman Hopper read the resolution by title into the record:

RESOLUTION AUTHORIZING THE APPROVAL OF THE PURCHASE AND SALE AGREEMENT WITH DAVE WALI OF GARDNER DEVELOPMENT COMPANY FOR 8.22 ACRES LOCATED AT LINDEN AND KCID ROAD.

MOVED by Wagoner, SECONDED by Porter to approve Resolution No. 2020-02 as presented with the provision of authorizing Chairman Hopper to sign the document and move forward with the closing transaction providing that Mr. Wali has no further amendments to the document and noting the final copy would be corrected to indicate the sale price of \$2.00 per sq. ft. for the 8.22 acre parcel.

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

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	January: Economic Development Contribution
Hamilton, Michaelson and Hilty	\$5,940.00	December: Attorney Fee
Eide Baily	\$7,800.00	Annual Audit Fees/2019 Audit
TOTAL	\$31,820.00	

MOVED by Allgood, SECONDED by Porter 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		\$15,143,358.74
LGIP	\$ 115,030.23	
Banner Bank, CD	\$ 250,380.49	
Banner Bank Operating Account	\$14,777,948.02	
 Restricted TOTAL		 \$14,777,948.02
Restricted – Other Tax Districts	\$8,664,460.23	
Restricted – Caldwell	\$1,610,275.21	
Restricted – URA TVCC	\$ 689,808.36	
Restricted – URA Job Creation	\$3,813,404.22	

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

MOTION CARRIED

(ATTORNEY’S REPORT)

None.

(CHAIRMAN’S REPORT)

The lights along Indian Creek are being dismantled this week.

(COMMISSIONER REPORTS)

None.

(EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206, SUBSECTION (C) FOR THE PURPOSE OF DISCUSSING THE ACQUISITION OF OR AN INTEREST IN REAL PROPERTY NOT OWNED BY A PUBLIC AGENCY)

MOVED by Allgood, SECONDED by Porter to **convene** into Executive Session pursuant to Idaho Code, Section 74-206, Subsection (c) for the purpose of discussing the acquisition of or an interest in real property not owned by a public agency at 8:00 p.m.

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

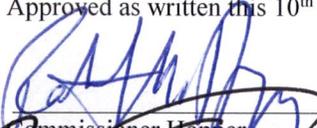
MOTION CARRIED

(ADJOURNMENT)

MOVED by Porter, SECONDED by Warwick to adjourn at 8:25 p.m.

MOTION CARRIED

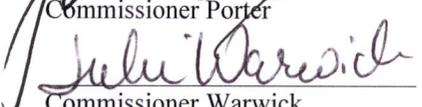
Approved as written this 10th day of February, 2020.



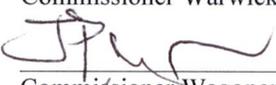
Commissioner Hopper



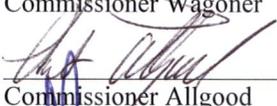
Commissioner Porter



Commissioner Warwick



Commissioner Wagoner



Commissioner Allgood



Commissioner Ramirez

ATTEST:



Debbie Geyer, URA Secretary

