

CALDWELL URBAN RENEWAL AGENCY

MINUTES

7:00 P.M.

Monday, February 10, 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)

Baughman/Wolfe Remarks: Arthur Street/Kimball Avenue:

Karl Baughman, 4307 Oregon Street, reported that he and Ray Wolfe are business partners concerning the parcel located on Kimball Avenue abutting the URA owned parcel, previously known as Mr. C's Carpet at Arthur Street & Kimball Avenue. He noted their interest in the recent Request for Proposals for the site. In 2016, he and Mr. Wolfe submitted a proposal for a multi-level housing unit at the site, which was denied by the URA Commissioners.

Mr. Baughman reported that the Caldwell Economic Development Director had recently shared with him that one of the potential developers was looking to include the Baughman/Wolfe parcel into a development proposal. Based on this information, no action was taken by Baughman/Wolfe to submit a separate RFP plan for the site. He was disappointed to learn that the developer had not followed through with any such proposal. He indicated that the two proposals being reviewed this evening are not the best and highest use for the subject site. He recommended that another RFP be issued by the Agency for the site, noting their interest to participate and bring forward a plan for multi-use commercial.

Commissioner Tom Dale Remarks:

Tom Dale, Canyon County Commissioner at 1115 Albany Street, expressed his appreciation for the accomplishments of the Urban Renewal Agency, which have benefited the City of Caldwell.

Mike Dittenber Remarks:

Mike Dittenber, 2220 Arlington Street, Director of the Caldwell Housing Authority, reported that a canvass was conducted of the downtown business owners by the Caldwell Housing Authority staff regarding downtown parking. He noted that the majority of the downtown business owners agreed that there is a need for additional parking to accommodate the need.

Charles Stadick Remarks:

Charles Stadick, 13419 Cedar Park Drive, expressed his support for a parking garage to be constructed in downtown Caldwell. He noted his past efforts to recruit an Italian restaurant to the downtown area; however, the potential restaurant owner is reluctant to move forward without sufficient parking. He also reported on conversations conducted with the leadership at College of Western Idaho regarding the possibility of CWI purchasing the TVCC building as a new campus site.

(AMENDMENTS TO THE AGENDA)

MOVED by Porter, SECONDED by Warwick to amend the agenda under New Business:

Item #7: Remove item from the agenda.

Item #8 to read: ACTION ITEM: Consider Resolution authorizing the execution of the Option

Agreement with Wellco Land Company, LLC.

Item #9 to correct the invoice total to \$73,940.00.

MOTION CARRIED

(CONSENT CALENDAR)

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on January 13, 2020.

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

MOTION CARRIED

OLD BUSINESS:

ACTION ITEM: CONSIDER RESOLUTION NO. 2020-03 AUTHORIZING THE USE OF URBAN RENEWAL TAX INCREMENT FUNDS IN THE AMOUNT NOT TO EXCEED \$2,477,811.00 FOR THE PROPOSED NEW CANYON COUNTY FAIR EXPO CENTER.

Carol Mitchell, URA Treasurer at 411 Blaine Street, presented the request noting that legal counsel reviewed the proposal from Canyon County. The funding proposal meets State Statute requirements as an urban renewal project. She recommended approval of the resolution providing tax increment funding for the project as presented. She emphasized that the approval would only be for infrastructure needs associated with the Canyon County Fair Expo Center.

Commissioner Wagoner expressed his support of the project.

Commissioner Allgood expressed his concern with the use of tax increment funding for the project. In response to questions from Commissioner Allgood, Chairman Hopper commented that the Canyon County Expo Center would align with URA standards concerning economic development expansion and growth for the community. He emphasized that the development would assist with transforming an underdeveloped area for additional corporate development.

Brent Orton reported on future improvements at Wolfe Field, which would also enhance the surrounding area for baseball tournaments and complement improvements proposed by the Canyon County Fair.

Steve Fultz reported on the expanded tourism associated with future improvements along 21st Avenue, the Canyon County Fair Expo project, and Wolfe Field.

Paul Navarro reported that a groundbreaking ceremony for the Canyon County Fair Expo facility is being planned for June 2020.

Commissioner Dale reported that the plans and renderings presented to the URA Commissioners at the January meeting would be followed.

MOVED by Wagoner, SECONDED by Ramirez to approve Resolution No. 2020-03 as printed.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER REQUEST TO AMEND THE PURCHASE AND SALE AGREEMENT WITH WALI INVESTMENT, LLC BY EXTENDING THE DUE DILIGENCE DATE FROM 30 TO 45 DAYS FOR PROPERTY [8.2 ACRES] LOCATED KCID ROAD, AUTHORIZING THE URA CHAIRMAN TO EXECUTE THE AMENDED DOCUMENT)

Mark Hilty, URA Attorney at 1303 12th Avenue Road, Nampa, presented the request from Mr. Wali to extend the PSA document due diligence date from a 30-day period to a 45-day period effective February 18, 2020. He provided a revised document ready for execution with the noted amendments (new date of execution, effective date to February 18, 2020, and the due diligence period to 45 days). Mr. Hilty recommended its approval.

MOVED by Porter, SECONDED by Allgood to approve the amended Purchase & Sale Agreement as presented.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER REVIEW OF THE “REQUEST FOR PROPOSALS” SUBMITTALS FOR THE CREEKSIDE REDEVELOPMENT PROJECT [7TH & MAIN])

Mark Hilty, URA Attorney at 1303 12th Avenue Road, Nampa, reported that one proposal was submitted involving the Caldwell Housing Authority as a partner with the development group. He acknowledged Commissioner Porter’s involvement as a volunteer board member with the Caldwell Housing Authority and indicated that there would be no conflict of interest since Commissioner Porter has no financial interest associated with the development.

Mr. Hilty reported that the options would be for the URA commissioners to accept the proposal and staff would move forward towards a development agreement, reject the proposal, or delay the determination for a 30-day period allowing staff to further evaluate the proposal and bring back a recommendation.

The proposal suggests a possible de-annexation of the site from the current revenue allocation area and the creation of a revenue allocation district for the site. He noted that Capital City Development (Boise Urban Renewal Agency) has had multiple revenue allocation areas and multiple project areas. This concept needs additional research conducted by staff. The proposal also recommends that the City of Caldwell purchase the parking garage portion of the development at a cost of over \$13.5 million dollars. This could only happen if there is another revenue allocation area for the subject site to allow for additional funding. A contribution by the City of Caldwell of over two million is referenced in the proposal.

Mr. Hilty recommended a 30-day continuation of this item to allow the development team to discuss the detailed plan. He noted that it is a robust proposal, which should be analyzed in depth by the development team.

MOVED by Wagoner, SECONDED by Warwick to continue this item to the next URA Regularly Scheduled meeting to be held on March 9, 2020 at 7:00 p.m.

MOTION CARRIED

(ACTION ITEM: CONSIDER REVIEW OF THE “REQUEST FOR PROPOSALS” SUBMITTALS FOR THE KIMBALL/ARTHUR REDEVELOPMENT PROJECT)

Mark Hilty, URA Attorney at 1303 12th Avenue Road, Nampa, provided the staff report, noting the options to either accept one of the proposals, reject both proposals, or delay any action for a 30-day period allowing interviews to be conducted. The two submittals are from: 1) Donald & Teresa Wade, and 2) Side A Brewing.

Chairman Hopper stated that both proposals include remodeling the existing building at the site rather than a total new development being constructed. It was noted that one of the proposals includes a lease of the parcel rather than a purchase. Discussion followed.

In response to questions from Commissioner Allgood, Mr. Hilty clarified that the property under a lease agreement would return to the City at the sunset date of the Urban Renewal Agency.

MOVED by Allgood, SECONDED by Warwick to move forward with staff contacting the interested parties for an interview with the URA Commissioners set for the next Regularly Scheduled URA Meeting on March 9, 2020 or schedule a special meeting prior to this date based on the availability of the developers.

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

MOTION CARRIED

(ECONOMIC DEVELOPMENT ACTIVITY REPORTS FROM STEVE FULTZ AND STEVEN JENKINS [JANUARY 2020])

Current Projects – Steve Fultz:

Industrial:

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 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.

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

Project Chat: New Industrial lead, currently based out of FL, needing 50,000 sq. ft. of space for manufacturing.

Project Build: New industrial lead, an international company considering a U.S. presence. Ultimately in need of up to 300,000 sq. ft.

Working with Idaho Power on marketing flyover of Sky Ranch and North Ranch area this coming spring.

Retail:

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

Other:

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).

Current Projects – Steven Jenkins

Project Fun: Working with the owner of a family-friendly entertainment center that is considering a new location in Caldwell. This group has been reviewing vacant buildings in the Caldwell area and would like to be visible from major roads or the I-84 freeway. They will be visiting Caldwell next month to tour sites.

Project Invent: Met with a commercial manufacturer that is interested in developing a second facility in Caldwell. This organization is looking for a site that could house a 140,000 square foot facility. They envision hiring 400 additional employees at this site.

Project Radio: The restaurant owner visited Caldwell a couple of weeks ago and is moving forward with plans to locate to the Downtown core. Project Radio would occupy about 1,300 square feet of a downtown building.

Project Slice: They are seeking 4,000 square feet of a downtown building. They have identified a building and are moving forward with preliminary plans to design the space.

Working with Project Works to help them find land for an affordable housing community.

UPDATE: As they were moving forward to secure the Rocky Mountain Companies' land on Chicago, they were deterred by the proximity to the railroad tracks. They are still very interested in Caldwell but need to find a site that matches their needs.

NEW BUSINESS:

ACTION ITEM: APPROVE RESOLUTION NO. 2020-04 AUTHORIZING THE ACCEPTANCE OF A QUOTATION FOR NATIONAL COLLEGIATE ATHLETIC ASSOCIATION COMPLIANT LIGHTING AT WOLFE FIELD IN COOPERATION WITH CITY OF CALDWELL, COLLEGE OF IDAHO, AND GRAYE WOLFE.

Brent Orton, 621 Cleveland Blvd., presented the staff report. He explained that the lighting project would expand the possibilities for regional and national tournaments at Wolfe Field. City Council has approved funding for the Simplot Stadium lighting upgrades. The Impact Fee funding portion would be considered in correlation with the Capital Improvement Fund, which will soon be considered by City Council. The URA proportion is estimated at a cost of \$60,000.

In response to questions from Commissioner Wagoner, Mr. Orton clarified that the lights are LED and have a twenty-five (25) year warranty. The system would accommodate broadcast standards excluding ESPN. The infrastructure will accommodate the lighting design plan.

MOVED by Porter, SECONDED by Wagoner to approve Resolution No. 2020-04 as printed.

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

MOTION CARRIED

ACTION ITEM: APPROVE RESOLUTION NO. 2020-05 AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN IDAHO TRANSPORTATION DEPARTMENT AND CITY OF CALDWELL FOR DESIGN WORK ON THE I-84 USTICK OVERPASS TO BE FUNDED BY THE URBAN RENEWAL AGENCY AND ANTICIPATE A FUTURE AGREEMENT DETAILING PROPORTIONS OF SHARED COST FOR CONSTRUCTION OF THE SAME.

Brent Orton, 621 Cleveland Blvd., presented the staff report. He explained that the agreement with Idaho Transportation Department is for design only of the proposed five-line bridge. The resolution will be brought back for consideration when the ITD contribution is confirmed and the contractor bid.

Commissioner Wagoner reported that he attempted to make contact with the ITD representative concerning support for the five-lane bridge expansion cooperative project, but was not able to reach them.

Mr. Orton reported that ITD is planning the same two-lane bridge design for Middleton. He reported that the contracted traffic studies by ITD for the bridge expansion projects provided an inappropriate analysis.

The Chairman read the resolution into the record:

WHEREAS USTICK ROAD IS THE CITY'S HIGHEST PRIORITY CORRIDOR CONNECTING THE TREASURE VALLEY FROM BOISE TO THE SNAKE RIVER AND SERVING A CRITICAL TRANSPORTATION NEED IN THE CITY OF CALDWELL; AND,

WHEREAS THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL HAS COMMITTED A NOT-TO-EXCEED AMOUNT OF \$4.7 MILLION FOR USTICK;

BE IT HEREBY RESOLVED BY THE URBAN RENEWAL BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO TO APPROVE THAT CERTAIN "COOPERATIVE

AGREEMENT PROJECT NO. A022(154)" BY AND BETWEEN IDAHO TRANSPORTATION DEPARTMENT AND THE CITY OF CALDWELL, IDAHO TO SHARE IN THE COST OF DESIGN AND CONSTRUCTION NECESSARY TO ADVANCE THE CONSTRUCTION OF THE USTICK ROAD OVERPASS AS A FIVE-LANE BRIDGE RATHER THAN A TWO-LANE BRIDGE;

FURTHER TO ANTICIPATE APPROVAL OF A FUTURE AGREEMENT WITH IDAHO TRANSPORTATION DEPARTMENT REGARDING CONSTRUCTION COSTS AND COST SHARING; AND,

FURTHER TO REIMBURSE THE CITY OF CALDWELL OR PAY DIRECTLY COSTS ASSOCIATED WITH SAID AGREEMENTS FOR THE PARTICIPATION IN THE SAME.

MOVED by Warwick, SECONDED by Ramirez to approve Resolution No. 2020-05 as printed.

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

MOTION CARRIED

ACTION ITEM: APPROVE RESOLUTION NO. 2020-06 ACCEPTING A QUOTE FROM RECREATION TODAY OF IDAHO FOR REPLACEMENT OF FAILED VINYL TILE FLOORING AT TREASURE VALLEY COMMUNITY COLLEGE IN THE AMOUNT OF 35,281.50, THE PRE-PURCHASE OF MATERIALS, AND A SPRING BREAK INSTALLATION DATE.

Brent Orton, 621 Cleveland Blvd., presented the staff report. He explained that the project was a budgeted item within the FY-2020 URA budget. The vinyl tile will be replaced with an epoxy flooring; noting that a similar flooring was placed in "The Bridges Cafe" located within the TVCC building years ago when repairs were mandated. The project is scheduled to take place during the spring break for the TVCC campus. Additional flooring repairs are needed in the future. Such requests will be brought forward when the estimates are confirmed.

Chairman Hopper stated that funding for the project was allocated with the URA budget before the transfer of ownership to the City of Caldwell.

Ms. Mitchell clarified that the City of Caldwell is currently paying invoices received for maintenance and operations as specified within the TVCC Contract.

MOVED by Porter, SECONDED by Ramirez to approve Resolution No. 2020-06 as printed.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER APPROVAL OF THE CALDWELL EAST URBAN RENEWAL AGENCY FINANCIAL AUDIT AS CONDUCTED BY EIDE BAILLY LLP)

Carol Mitchell, URA Treasurer at 411 Blaine Street, outlined the contents of the URA Audit, which was conducted by Eide Bailly LLP. She reported that the Caldwell Urban Renewal Agency Annual Activities Report would be presented to City Council at their upcoming meeting on February 18, 2020 along with a request to set the date for a public hearing before the URA Commissioners on March 9, 2020. She noted that the public hearing is required by Idaho Code.

MOVED by Allgood, SECONDED by Warwick to accept the URA Financial Audit for the period ending September 30, 2019 as presented by URA Treasurer Carol Mitchell.

MOTION CARRIED

(ACTION ITEM: CONSIDER AUTHORIZING THE EXECUTION OF THE EXERCISE OF OPTION AGREEMENT WITH RAMON OCHOA AND JUANITA AGUILAR TO PURCHASE PROPERTY KNOWN AS 711 CLEVELAND BOULEVARD IN THE AMOUNT OF \$650,000.00)

Mark Hilty, URA Attorney at 1303 12th Avenue Road, Nampa, presented the request, noting the agreement was executed in August 2019 for the Cleveland Event Center property at 711 Cleveland Boulevard. The option is set to expire on February 15, 2020. The seller is anticipating notification of the URA Commissioner's decision. The total sale price is \$650,000 with a credit for the previous \$36,000 Option Agreement payment. Staff is planning to issue an RFP for the rehabilitation and redevelopment of the facility. The building was constructed in 1921 and would need rehabilitation for consistency with its historic character. Off-site parking would be necessary for the rehabilitation and reuse of the facility. The Option Agreement with Wellco Land Company LLC (New Business Item ##8 describing action on the abutting property on Kimball and Blaine) would be designated as parking for the site.

He clarified that the three action items:

- 1) Exercise the Option to acquire the Cleveland Event Center property at 711 Cleveland Boulevard.
- 2) Enter into the Option with Wellco Land Company LLC for the corner parcel located at Kimball and Blaine (located north of the Cleveland Event Center and referenced as the Rick Wells property).
- 3) Staff to modify the draft RFP to include both properties.

The developer would need to honor the historic character of the building, which would likely be a commercial mixed-use development. There are some off-street parking adjacent to the structure. The properties would be packaged together within the RFP for the use-appraisal value of the property. Staff recommends moving forward with this action.

In response to questions from Commissioner Wagoner regarding the Albany property mentioned within the Option Agreement with Wellco Land Company LLC, Mr. Hilty clarified that Mr. Wells owns both properties and is interested in transferring their ownership to the Urban Renewal Agency. Environmental issues at each site would be addressed prior to the final purchase. He would seek either a deed restriction on the Albany site or have DEQ close out the property file and issue a no further action letter. The Albany property could be used for low-income housing or additional parking. Mr. Hilty reported that he would review the Option Agreement for accuracy.

In response to questions from Commissioner Porter, Mr. Hilty reported that the interested developer from Nampa confirmed today that he would be responding to the RFP for the site.

In response to questions from Mr. Ramirez, Mr. Hilty reported that the RFP addresses the buildings which front the Cleveland Building Center. They structures may be removed or remain within the development plan.

MOVED by Warwick, SECONDED by Wagoner to approve the execution of the Option Agreement with Ramon Ochoa and Juanita Aguilar.

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

MOTION CARRIED

(ACTION ITEM: CONSIDER THE CALL FOR "REQUEST FOR PROPOSALS" FOR PROPERTY KNOWN AS 711 CLEVELAND BOULEVARD)

MOVED by Ramirez, SECONDED by Porter for staff to proceed forward with a Request for Proposals for the 711 Cleveland Boulevard property, to include the Rick Wells property at Blaine and Kimball.

MOTION CARRIED

(ACTION ITEM: CONSIDER THE CALL FOR “REQUEST FOR PROPOSALS” FOR PROPERTIES KNOWN AS 215 AND 217 SOUTH KIMBALL AVENUE)

This item was removed by previous motion.

(ACTION ITEM: CONSIDER RESOLUTION NO. 2020-07 AUTHORIZING THE EXECUTION OF THE OPTION AGREEMENT WITH WELLCO LAND COMPANY, LLC)

Chairman Hopper read the resolution into the record:

RESOLUTION AUTHORIZING THE APPROVAL OF THE OPTION AGREEMENT WITH WELLCO LAND COMPANY, LLC.

WHEREAS, THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL DESIRES TO ENTER INTO AN OPTION AGREEMENT WITH WELLCO LAND COMPANY, LLC FOR PROPERTY DESCRIBED WITHIN THE ATTACHED DOCUMENT.

MOVED by Warwick, SECONDED by Ramirez to approve the request authorizing the approval of Resolution No. 2020-07.

Roll call vote: Those voting yes: Commissioner Warwick, and Commissioner Wagoner, Commissioner Allgood, Commissioner Ramirez, Commissioner Hopper, and Commissioner Porter. 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	February Economic Development Contribution
Hamilton, Michaelson and Hilty	\$5,940.00	January: Attorney Fee
Fresca Mexican Foods	\$25,000.00	B.I.G. Payment #1 (October – December 2019)
Cold Steel Constructors	\$25,000.00	B.I.G. Payment #3 (October – December 2019)
TOTAL	\$73,940.00	

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		\$17,249,954.83
LGIP	\$ 115,227.71	
Banner Bank, CD	\$ 250,380.49	
Banner Bank Operating Account	\$16,884,346.63	
Restricted TOTAL		\$16,884,346.63
Restricted – Other Tax Districts	\$9,474,646.95	
Restricted – Caldwell	\$2,936,955.17	
Restricted – URA TVCC	\$ 670,017.59	
Restricted – URA Job Creation	\$3,802,726.92	

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

(ATTORNEY'S REPORT)

None.

(CHAIRMAN'S REPORT)

None.

(COMMISSIONER REPORTS)

In response to comments from Commissioner Porter, Mr. Hilty reported that there has been no further movement regarding the proposed URA North re-allocation plan. There is no plan to work with Canyon County for any future URA reallocation plan.

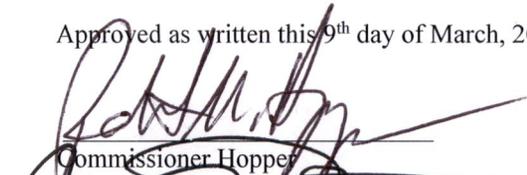
In response to comments from Commissioner Allgood, Mr. Hilty clarified that the privately-owned parcel located at Kimball and Arthur could not be included in the Agency's Request for Proposals. Mr. Fultz recounted a previous conversation held with Mr. Baughman concerning an inquiry from a developer located in California; however, the developer did not submit a response to the RFP.

(ADJOURNMENT)

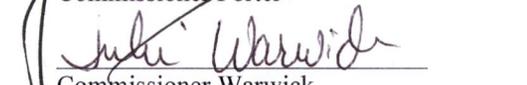
MOVED by Warwick, SECONDED by Wagoner to adjourn at 8:45 p.m.

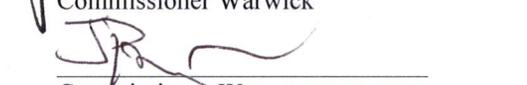
MOTION CARRIED

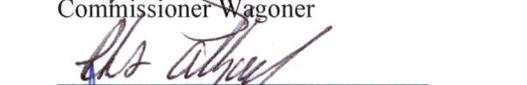
Approved as written this 9th day of March, 2020.

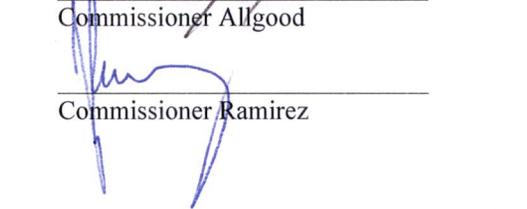

 Commissioner Hopper


 Commissioner Porter


 Commissioner Warwick

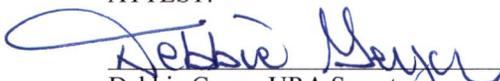

 Commissioner Wagoner


 Commissioner Allgood


 Commissioner Ramirez



ATTEST:


 Debbie Geyer, URA Secretary