

CALDWELL URBAN RENEWAL AGENCY
7:00 P.M.
Monday, March 9, 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 February 10, 2020;
- 2) Approve Resolution accepting the Warranty Deed from Ramon Ochoa for property known as 711 Cleveland Boulevard;
- 3) Approve Resolution authorizing the execution of the No Fault Certificates for URA Bonds: Series 2012 Canyon County Administrative Building Project, Series 2016 Caldwell School District No. 132 Improvements Project, and Series 2018 Indian Creek Plaza Project;
- 4) Approve Resolution accepting the Professional Design Services proposal in the amount of \$451,414.00 from Six Mile Engineering, PA for preliminary and final design services for the Ustick Road Widening (Lake Avenue to I-84) Project.

OLD BUSINESS

- 1) Economic Development Activity Report from Steve Fultz (February 2020).
- 2) Economic Development Activity Report from Steven Jenkins (February 2020).
- 3) *Update Report from City Attorney:* Creekside Redevelopment Project (7th & Main).
- 4) **ACTION ITEM:** Consider recommendation from City staff concerning the “Request for Proposal” submittals for the Kimball/Arthur Redevelopment Project.

NEW BUSINESS

- 1) **ACTION ITEM: Public Hearing** for the Caldwell Urban Renewal Agency Annual Activities Report for Calendar Year 2019.
- 2) **ACTION ITEM:** Consider Resolution accepting the Caldwell Urban Renewal Agency Annual Activities Report for the Calendar Year 2019.
- 3) **ACTION ITEM:** Consider invoices for payment from the Urban Renewal Agency Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	March: Economic Development Contribution
Hamilton, Michaelson & Hilty	\$5,940.00	February: Attorney Fee
Zions Bank	\$5,500.00	Annual Bond Trustee Fees
Caldwell Municipal Irrigation	\$582.78	Annual Irrigation Fees
TOTAL	\$30,022.78	

- 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 – April 13, 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, March 9, 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.

(CONSENT CALENDAR)

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on February 10, 2020;
- 2) Approve Resolution No. 2020-08 accepting the Warranty Deed from Ramon Ochoa for property known as 711 Cleveland Boulevard;
- 3) Approve Resolution No. 2020-09 authorizing the execution of the No Fault Certificates for URA Bonds: Series 2012 Canyon County Administrative Building Project, Series 2016 Caldwell School District No. 132 Improvements Project, and Series 2018 Indian Creek Plaza Project;
- 4) Approve Resolution No. 2020-10 accepting the Professional Design Services proposal in the amount of \$451,414.00 from Six Mile Engineering, PA for preliminary and final design services for the Ustick Road Widening (Lake Avenue to I-84) Project.

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

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

OLD BUSINESS:

(ECONOMIC DEVELOPMENT ACTIVITY REPORT FROM STEVE FULTZ [FEBRUARY 2020])

Steve Fultz, Economic Development Director, 411 Blaine Street outlined the Economic Development Report for the month of February 2020.

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. Submitted PSA in December 2019, recently signed, with closing scheduled for early April.

Project North...Continue working with developers considering a mixed-use site (commercial and industrial) in the current UR district. Submitted site for 2 large leads (one from Commerce, one from BVEP).

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. Potential request from URA to assist on infrastructure needs.

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

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

Project Prometheus...Large business lead from BVEP...600,000 sq. ft. + facility needing 80 acres for light industrial use.

Review of proposals and interviews for the Creekside Development site and the former Mr. C's carpet site.

Meeting with potential developer for downtown area...considering several sites for mixed use development.

Continued working with owner of the Cleveland Event Center on sale negotiation.

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).

Attended the first Airport Advisory Committee meeting for updating the Airport Master Plan.

Meeting with SBA representative to explore new programs for new business start-ups and assistance to small business.

Updating marketing materials for Caldwell general and FTZ 280.

Report on the Caldwell Veterinary Clinic is needing additional dirt at their new site in Sky Ranch Business Center. Working with the Public Works Director to provide dirt to the site.

Updates to the power source at Sky Ranch Business by Idaho Power has been accomplished.

(ECONOMIC DEVELOPMENT ACTIVITY REPORT FROM STEVEN JENKINS [FEBRUARY 2020])

Steve Jenkins, Economic Development Coordinator at 411 Blaine Street, was not present to outline his monthly report. The report was accepted as printed.

Current Projects

Recently submitted information for two RFI's. These two manufacturers are looking at the Sky Ranch area and will be hiring roughly 200-300 employees each.

Project Invent...Organization is looking at Caldwell as a prospect for their second facility. They are looking for a site that could house a 140,000 square foot facility in the Sky Ranch area. They envision hiring up to 400 employees at this site.

Project Radio...They are moving forward with plans to locate to Caldwell. They have found a location downtown and are currently working on building plans to occupy the facility.

Project Slice... This establishment is working on plans to occupy a 4,000 square foot facility downtown..

Working with a commercial developer out of Boise to help find a building option downtown. This developer has worked on multiple developments in the Treasure Valley and is looking to expand into Caldwell.

RFP for Cleveland Events Center has been developed and distributed. The closing date on the RFP is Friday, April 17th.

(UPDATE REPORT FROM CITY ATTORNEY: CREEKSIDE REDEVELOPMENT PROJECT [7TH & MAIN])

Aaron Seable, of Hamilton, Michaelson and Hilty at 1303 12th Avenue Road, Nampa, provided an update report. He noted that Agency Attorney Mr. Hilty has spoke with staff regarding de-annexing the site and developing a new URA revenue allocation area for the subject area.

Chairman Hopper reported City staff met had with the development team and recommendations were made to them concerning the proposed plan. No final determinations have been proposed. He noted that a new revenue allocation area could be created after the current URA revenue allocation area sunsets. This model would be similar to the City of Twin Fall where specific URA allocation districts have been created.

In response to questions from Commissioner Ramirez, Carol Mitchell, Urban Renewal Agency Treasurer, noted that the Caldwell Urban Renewal Agency would be audited as a whole with each revenue re-allocation area audited separately for bookkeeping purposes.

Chairman Hopper reported that a recommendation would be brought back to the URA Commissioners at the April meeting.

(ACTION ITEM: CONSIDER RECOMMENDATION FROM CITY STAFF CONCERNING THE "REQUEST FOR PROPOSAL" SUBMITTALS FOR THE KIMBALL/ARTHUR REDEVELOPMENT PROJECT)

Steve Fultz reported that two proposals were received:

- #1 Art gallery and tasting room (local wines/cheese/breads): The proposal includes remodeling of the existing building located at the site.
- #2 Brewery and restaurant with outdoor dining and seating: A new building would be constructed.

It was recommended that a workshop date be set for March 30 or March 31 for purpose of interviewing both developers with the provision that staff finalize that date after contacting the applicants and appropriately noticing the public URA workshop.

NEW BUSINESS:

(ACTION ITEM: PUBLIC HEARING FOR THE CALDWELL URBAN RENEWAL AGENCY ANNUAL ACTIVITIES REPORT FOR CALENDAR YEAR 2019)

Carol Mitchell, URA Treasurer at 411 Blaine Street, provided the staff report. She noted that City Council accepted the report at their meeting held on February 18, 2020 and recommended it to move forward to the Urban Renewal Agency for a public hearing.

Ms. Mitchell outlined the contents of the activity report and the financial report as provided in Resolution No. 2020-11.

MOVED by Wagoner, SECONDED by Warwick to close the public hearing.

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 2020-11 ACCEPTING THE CALDWELL URBAN RENEWAL AGENCY ANNUAL ACTIVITIES REPORT FOR THE CALENDAR YEAR 2019)

MOVED by Wagoner, SECONDED by Porter to approve Resolution No. 2020-11 as printed.

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	March Economic Development Contribution
Hamilton, Michaelson and Hilty	\$5,940.00	February: Attorney Fee
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Caldwell Municipal Irrigation	\$582.78	Annual Irrigation Fees
TOTAL	\$30,022.78	

MOVED by Porter, SECONDED by Ramirez 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		\$17,254,572.59
LGIP	\$ 115,413.64	
Banner Bank, CD	\$ 250,380.49	
Banner Bank Operating Account	\$16,888,778.46	
Restricted TOTAL		\$16,888,778.46
Restricted – Other Tax Districts	\$9,522,642.90	
Restricted – Caldwell	\$2,965,005.74	
Restricted – URA TVCC	\$ 652,017.59	
Restricted – URA Job Creation	\$3,749,112.23	

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

MOTION CARRIED

(ATTORNEY’S REPORT)

Discussion was held concerning the step-by-step process concerning the option to move forward with the de-annexation process of the subject area located at 7th & Main. Chairman Hopper noted that coordination with the Canyon County Tax Assessor’s Office is critical for the de-annexation process.

Commissioner Allgood asked about the possibility of including surrounding properties into the new URA taxing re-allocation area. Discussion followed.

Carol Mitchell reported on proposed legislation that would allow the exclusion of specific taxing entities such as school and highway districts that are located in specific revenue allocation areas.

Commissioner Wagoner provided an update on current legislation concerning URA issues.

(CHAIRMAN'S REPORT)

None.

(COMMISSIONER REPORTS)

None.

(ADJOURNMENT)

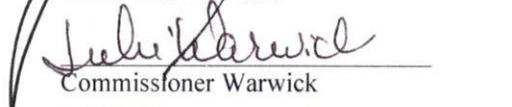
MOVED by Allgood, SECONDED by Wagoner to adjourn at 7:45 p.m.

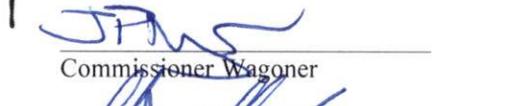
MOTION CARRIED

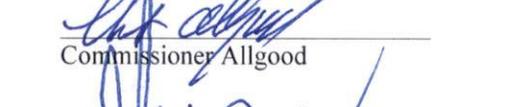
Approved as written this 13th day of April, 2020.

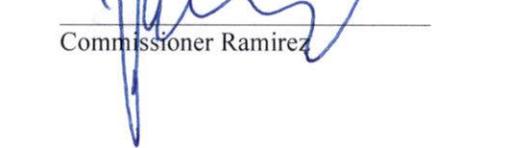

 Commissioner Hopper


 Commissioner Porter


 Commissioner Warwick


 Commissioner Wagoner


 Commissioner Allgood


 Commissioner Ramirez



ATTEST:

 Debbie Geyer, URA Secretary