

**CALDWELL URBAN RENEWAL AGENCY**  
**7:00 P.M.**  
**Monday, May 11, 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 April 13, 2020 and the Special Meeting held on April 27, 2020;
- 2) Approve acceptance of a lease termination letter with Slay Hair Studio LLC for property located at 322 S. Kimball Avenue effective June 10, 2020.

**OLD BUSINESS**

- 1) Economic Development Activity Report from Steve Fultz (April 2020).
- 2) Economic Development Activity Report from Steven Jenkins (April 2020).
- 3) Consider Resolution authorizing the execution of a Negotiation Agreement for the Creekside Development Project located at 7<sup>th</sup> and Main Street in downtown Caldwell.
- 4) Consider Resolution authorizing the Amendment to Option Agreement with Wellco Land Company, LLC for property located at Kimball and Blaine Street in downtown Caldwell.

**NEW BUSINESS**

- 1) **ACTION ITEM:** Consider approval of the Business Improvement Grant Agreement with Price Pump for the period of January 1, 2020 through December 31, 2021 in the amount not to exceed \$200,000.00.
- 2) **ACTION ITEM:** Consider approval of the Business Improvement Grant Agreement with Syringa Networks LLC for the period of January 1, 2020 through December 31, 2021 in the amount not to exceed \$150,000.00.
- 3) **ACTION ITEM:** Consider approval of the Business Improvement Grant Agreement with AMFEC Inc. for the period of January 1, 2020 through December 31, 2021 in the amount not to exceed \$200,000.00.
- 4) **ACTION ITEM:** Consider invoices for payment from the URA Treasurer:

VENDOR	AMOUNT	DESCRIPTION
City of Caldwell – Economic Development	\$18,000.00	May: Economic Development Contribution
Hamilton, Michaelson & Hilty	\$5,940.00	April: Attorney Fee
City of Caldwell Project	\$631,000.00	ITD Project – Ustick Overpass
City of Caldwell Project	\$275,592.35	500 Lateral Relocate Linden to KCID
City of Caldwell Project	\$15,145.19	Vallivue HS Smeed Irrigation Construction
City of Caldwell Project	\$5,053.70	Rodeo Restrooms
City of Caldwell Project	\$12,136.75	TVCC Floor Repair
City of Caldwell	\$2,383.89	URA Utilities & General Operation Costs
City of Caldwell Project	\$189,050.18	3811 Crown Street Purchase/Airport
Zions Bank	\$2,000.00	Trustee Fee for 2018 Bond

Capital Distributing	\$25,000.00	BIG Payment #1
Price Pump	\$25,000.00	BIG Payment #1
Fresca	\$25,000.00	BIG Payment #2
Cold Steel	\$25,000.00	BIG Payment #4
AMFEC, Inc.	\$25,000.00	BIG Payment #1
Syringa Inc.	\$37,500.00	BIG Payments #1 and #2
<b>TOTAL</b>	<b>\$1,318,802.06</b>	

5) **ACTION ITEM:** Consider ratification of invoice payments from the URA Treasurer:

VENDOR	AMOUNT	DESCRIPTION
Pioneer Title Company	\$614,519.50	Purchase of 711 Cleveland Boulevard.
<b>TOTAL</b>	<b>\$614,519.50</b>	

- 3) Treasurer Report:
  - a. **ACTION ITEM:** Approve Monthly Cash Reconciliation Reports.
- 4) Attorney Report
  - a. *Update Report:* Development Agreement with Mussell Construction for the Cleveland Event Center and adjoining property located in downtown Caldwell.
- 5) Chairman Report
- 6) Commissioner Reports
- 7) Motion to adjourn

**Date of the next Regularly Schedule Urban Renewal Agency Meeting:** Monday – June 8, 2020 at 7:00 p.m. in the Community Room - 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.