

**CALDWELL URBAN RENEWAL AGENCY  
MINUTES  
7:00 P.M.  
Monday, April 13, 2020**

**Due to audio difficulties, the recording of this meeting was not complete.**

**(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 (via phone), Commissioner Warwick, Commissioner Wagoner (via phone), Commissioner Allgood (via phone), and Commissioner Ramirez (via phone).

**(CONFLICT OF INTEREST DECLARATION)**

None.

**(SPECIAL PRESENTATIONS)**

None.

**(PUBLIC COMMENTS)**

None.

**CONSENT CALENDAR [All Consent Calendar items are considered ACTION ITEMS]**

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on March 9, 2020 and the Urban Renewal Agency Workshop held on March 30, 2020;
- 2) Approve Resolution No. 2020-12 accepting a proposal from Keller and Associates for preliminary and final design services for the North Ranch Roadway Design Project in the amount of \$110,500.00;
- 3) Approve Resolution No. 2020-13 authorizing the execution of the Month-to-Month Real Estate Lease Agreement with Rodolfo Roas for property known as 312 South Kimball;
- 4) Approve Resolution No. 2020-14 authorizing the execution of the Month-to-Month Real Estate Lease Agreement with Stephanie Faris for property known as 322 South Kimball;
- 5) Approve Resolution 2020-15 authorizing reimbursement to Trilogy Development for material costs only for piping of the A-Drain between Skyway Drive and US 20/26 up to a maximum reimbursement of \$150,000.00.

MOVED by Porter, SECONDED by Warwick 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 - MARCH 2020)**

Steve Fultz, Economic Development Director, 411 Blaine Street outlined the Economic Development Report for the month of March 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. Due to issues surrounding COVID-19, has requested a 6 month extension of the due diligence period.

Project North: Continue working with developers considering a mixed-use site (commercial and industrial) in the current UR district. Submitted one new lead (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. Request to URA to assist in relocating the "A" drain.

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

Project Prometheus: Large business lead from BVEP...600,000 sq. ft. + facility needing 80 acres for light industrial use...still active, but on hold.

Review of Proposals and further discussions regarding 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.

Project Spirit: New project from BVEP looking for site to develop 30,000 to 40,000 sq. ft. office (class "A") space. 200+ jobs. Submitted BVA site and recommended 2 other sites in the Sky Ranch area for consideration.

Project Pellet: New mixed-use development (retail, office, and distribution)...shared same sites as Project Spirit. Looking for potential site, but is on hold for now.

Project Utility: New project, working with broker on the location of a light manufacturer and distribution facility needing 5+ acres. Approximately hiring 50+ jobs. Considering site in the Sky Ranch area (outside the actual Sky Ranch development)

**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)

Continue working with TVCC and others on the development of an aircraft maintenance facility to be located in Caldwell/Caldwell Industrial Airport.

In response to questions from Commissioner Ramirez, Mr. Fultz reported that the McCain Project has been delayed.

**(ECONOMIC DEVELOPMENT ACTIVITY REPORT FROM STEVEN JENKINS – MARCH 2020)**

Steve Jenkins, Economic Development Coordinator at 411 Blaine Street, outlined the contents of his monthly report.

**Current Projects**

Project Fry: Met briefly with the owner and manager of a restaurant group that has been looking at Caldwell for some time. They prefer a downtown location to match the model of their other Treasure Valley restaurant locations. They are a local chain that focuses on the Farm to Fork food mission.

Project Kitchen: Light manufacturing- storage facility is seeking a 10,000 square foot facility in the Sky Ranch area. The owner is open to a building a facility, but needs 1-2 acres in a visible area within the business center. He visited Caldwell in February and plans to identify a location by the summer.

Project Radio: In light of the COVID-19 pandemic, I contacted the restaurant owner to verify the status of his plan to locate to Caldwell. He is still very excited about Caldwell and the location he has identified

downtown. Although projected opening dates have been extended, he is still planning on locating to Caldwell.

Reminder: The Cleveland Events Center RFP will close Friday, April 17 at 5:00 pm. The RFP has been sent to developers across the state. I have confirmed that at least one group will be submitting a proposal by the date outlined above.

Project Invent: 160,000 sq. ft. facility in Sky Ranch. Still moving forward with the project.

**(UPDATE REPORT BY URA ATTORNEY: PURCHASE & SALE AGREEMENT WITH WALI INVESTMENT, LLC)**

Mark Hilty, URA Attorney at 1303 12<sup>th</sup> Avenue Road, Nampa, provided an update report. He stated that Mr. Wali was not able to secure financing at this time for the subject parcel located at KCID Road and Linden. The Purchase and Sale Agreement for the site has expired; however, Mr. Wali had requested a six month extension of the agreement. If the six-month extension is not granted, the earnest money would be returned to Mr. Wali.

Discussion followed concerning the request from Mr. Wali for a six-month extension. It was agreed to keep the parcel in the ownership of the Urban Renewal Agency at this time and allow the Caldwell Economic Development Department to market the site.

Mr. Hilty will communicate the denial of the request to Mr. Wali.

**(UPDATE REPORT BY URA ATTORNEY: REQUEST FOR PROPOSALS – CREEKSIDE DEVELOPMENT PROJECT)**

Mark Hilty, URA Attorney at 1303 12<sup>th</sup> Avenue Road, Nampa, reported that meetings have been held with the developer addressing potential revisions to the initial plan. The developer is available to attend the next URA meeting to provide a presentation.

**(UPDATE REPORT BY URA ATTORNEY: REQUEST FOR PROPOSALS – CLEVELAND EVENT CENTER PROJECT)**

Mark Hilty, URA Attorney at 1303 12<sup>th</sup> Avenue Road, Nampa, noted that submittals are due on April 17<sup>th</sup> by 5:00 p.m. At least one developer has expressed interest in submitting a proposal.

**NEW BUSINESS:**

**(ACTION ITEM: CONSIDER RESOLUTION NO. 2020-16 APPROVING THE EXECUTION OF THE BUSINESS IMPROVEMENT GRANT AGREEMENT WITH CAPITAL DISTRIBUTING, INC. FOR THE PERIOD OF JANUARY 1, 2020 THROUGH DECEMBER 31, 2021 IN THE AMOUNT OF \$200,000.00)**

Steve Fultz, Economic Development Director, reported that Capitol Distributing was initially approved for the BIG grant with an estimate of twenty (20) employees. They now have approximately seventy (70) employees with wages that qualify for the BIG Grant Program.

MOVED by Warwick, SECONDED by Wagoner to approved Resolution No. 2020-16 as presented.

MOTION CARRIED

**(ACTION ITEM: CONSIDER THE ACCEPTANCE OF A REQUEST FOR PROPOSAL AS PRESENTED BY DEVELOPERS IN AN URBAN RENEWAL AGENCY WORKSHOP HELD ON MARCH 30, 2020 AND ENTER INTO A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT KIMBALL AND ARTHUR STREET)**

Appreciation was expressed to Mr. & Mrs. Wade and to Side-A Brewing for the RFP submittals and presentations regarding the Kimball/Arthur site. Discussion followed concerning the business plans outlined by both parties at the URA Workshop held on March 30, 2020.

In response to questions from Commissioner Allgood, Mr. Hilty reported that a development agreement would be negotiated with the selected developer, which would be a binding document for both parties.

Commissioner Porter noted his preference with the Side-A Brewing Company presentation. He expressed favor with their strong business plan and projected design for the site. He suggested that Mr. & Mrs. Wade consider an alternate location within the downtown core area for an art gallery and wine tasting business.

Commissioner Allgood concurred with statements made by Commissioner Porter, noting that the brewing business would potentially draw a different demographic to the downtown area.

Commissioner Warwick expressed her support of the Side-A Brewing proposal.

MOVED by Warwick, SECONDED by Ramirez to award the Request for Proposal for the Kimball/Arthur site to Side-A Brewing and instruct the City Attorney to draft a development agreement for review.

Roll call vote: Those voting yes: Warwick, Wagoner, Allgood, Ramirez, Hopper, and 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	April Economic Development Contribution
Hamilton, Michaelson and Hilty	\$5,940.00	March: Attorney Fee
ICRMP	\$4,827.50	2 <sup>nd</sup> half of annual insurance premium
<b>TOTAL</b>	<b>\$28,767.50</b>	

MOVED by Allgood, SECONDED by Warwick to approve the invoices for payment as presented.

MOTION CARRIED

**(ACTION ITEM: CONSIDER RATIFICATION OF INVOICE PAYMENTS FROM THE URA TREASURER)**

VENDOR	AMOUNT	DESCRIPTION
Wellco Land Company, LLC	\$27,500.00	Deposit: Option to Purchase Property (Kimball/Blaine)
<b>TOTAL</b>	<b>\$27,500.00</b>	

MOVED by Allgood, SECONDED by Warwick to ratify the invoice 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:

<b>Banner Bank TOTAL</b>		<b>\$16,797,794.41</b>
LGIP	\$ 115,578.66	
Banner Bank, CD	\$ 250,380.49	
Banner Bank Operating Account	\$16,431,835.26	
<b>Restricted TOTAL</b>		<b>\$16,431,835.26</b>
Restricted – Other Tax Districts	\$9,607,219.65	
Restricted – Caldwell	\$3,060,148.16	

Restricted – URA TVCC \$ 634,017.59  
Restricted – URA Job Creation \$3,130,449.86

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

MOTION CARRIED

**(ATTORNEY’S REPORT)**

Mark Hilty reported that a Development Agreement is currently being formulated for the property transaction involving St. Luke’s Regional Medical Center and BVA North Ranch along Hwy. 20/26. The documents will be included on the upcoming City Council agenda and then forwarded to the Urban Renewal Agency for consideration. A special Urban Renewal Agency meeting may be necessary.

**(CHAIRMAN’S REPORT)**

URA Treasurer Carol Mitchell reported that due to the COVID-19 crisis, the hair salon businesses (322 S. Kimball and 217 S. Kimball) have been closed per Governor Little’s statewide order. No URA rental fees will be assessed to either business for the month of April. A payment plan will be set up for the bakery business located in the URA building at 312 Kimball, which has also been effected by a reduction in business due to the COVID-19 crisis.

**(COMMISSIONER REPORTS)**

None.

**(ADJOURNMENT)**

MOVED by Warwick, SECONDED by Ramirez to adjourn at 7:46 p.m.

MOTION CARRIED

Approved as written this 11<sup>th</sup> day of May, 2020.

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Commissioner Hopper

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Commissioner Porter

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Commissioner Warwick

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Commissioner Wagoner

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Commissioner Allgood

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Commissioner Ramirez

ATTEST:

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Debbie Geyer, URA Secretary