

Attachment 5

Proposed Public Improvements: Costs & Revenues

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Beginning Balance	0	5,000	7,117	3,194,493	930,671	1,353,803	2,895,334	1,262,188	820,824	743,277	488,507	822,697	977,193	1,086,819	4,815,066	1,612,426	1,974,550
<b>Fund Sources:</b>																	
Revenue Allocations	0	148,117	439,376	856,178	1,490,132	1,849,530	2,141,854	2,468,136	2,805,453	3,097,730	3,391,190	3,682,997	3,976,126	4,270,247	4,565,359	4,862,124	40,044,550
Bank Rehab. Loans	0	0	0	0	75,000	150,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	2,250,000
City Funds (inc grants)	3,199,000	5,262,000	2,283,000	587,000	5,065,000	183,000	611,000	470,000	455,000	829,000	494,000	3,279,000	529,000	35,000	34,000		23,315,000
Caldwell Loans	80,000	535,000								700,000							1,315,000
Bond Proceeds			4,000,000			4,000,000											8,000,000
Other Sources	3,743,000	65,000	1,353,000	148,000	1,863,000	10,532,000	506,000	523,000	67,000	868,000	910,000	932,000	12,275,000	25,000	25,000		33,835,000
<b>Total Fund Sources</b>	<b>7,022,000</b>	<b>6,010,117</b>	<b>8,075,376</b>	<b>1,591,178</b>	<b>8,493,132</b>	<b>16,714,530</b>	<b>3,483,854</b>	<b>3,686,136</b>	<b>3,552,453</b>	<b>5,719,730</b>	<b>5,020,190</b>	<b>8,118,997</b>	<b>17,005,126</b>	<b>4,555,247</b>	<b>4,849,359</b>	<b>4,862,124</b>	<b>108,759,550</b>
<b>Total Funds Available</b>	<b>7,022,000</b>	<b>6,015,117</b>	<b>8,082,493</b>	<b>4,785,671</b>	<b>9,423,803</b>	<b>18,068,334</b>	<b>6,379,188</b>	<b>4,948,324</b>	<b>4,373,277</b>	<b>6,463,007</b>	<b>5,508,697</b>	<b>8,941,693</b>	<b>17,982,319</b>	<b>5,642,066</b>	<b>9,664,426</b>	<b>6,474,550</b>	<b>108,759,550</b>
<b>Fund Uses:</b>																	
Water	231,000	6,000	6,000	108,000	6,000	6,000	6,000	86,000	74,000	116,000	306,000	6,000	6,000	6,000	6,000		975,000
Sewer	710,000	378,000	326,000	344,000			322,000	278,000	170,000	275,000	820,000						3,623,000
Treatment Plant		1,079,000	2,134,000		4,964,000							3,204,000					11,381,000
Beautification	420,000	15,000	15,000	15,000	90,000	165,000	15,000	15,000	15,000	165,000	15,000	15,000	15,000	15,000	15,000		1,005,000
Airport	1,715,000		600,000	800,000				344,000		300,000							3,759,000
Parks & Recreation	115,000					195,000	363,000	130,000	183,000	597,000	285,000	745,000			7,500,000	4,500,000	14,613,000
Safety	310,000	4,010,000	470,000	160,000	10,000	10,000	110,000	10,000	10,000	10,000	620,000	810,000	10,000	10,000	10,000		6,570,000
Streets	2,294,000	250,000	300,000	1,292,000	1,700,000	378,000	1,532,000	909,000	961,000	1,880,000	180,000	1,098,000					12,774,000
Paving		55,000	26,000	14,000	26,000	26,000	52,000	32,000	47,000	63,000	253,000	133,000					727,000
Sidewalk	50,000	50,000	50,000	133,000	50,000	50,000	50,000	104,000	50,000	50,000	50,000	104,000	50,000	50,000	50,000		941,000
Bridges	400,000		75,000		300,000	300,000	400,000	150,000	150,000		300,000	75,000					2,150,000
Storm Drainage	697,000						248,000	267,000	216,000	645,000		156,000					2,229,000
Interchanges						13,000,000							15,000,000				28,000,000
Housing	50,000	100,000	126,000	319,000	274,000	373,000	639,000	471,000	471,000	639,000	471,000	471,000	471,000	471,000	471,000		5,817,000
Administration	25,000	65,000	110,000	70,000	70,000	110,000	70,000	70,000	70,000	70,000	70,000	70,000	25,000				895,000
Caldwell Loan Payments			650,000								200,000		300,000	275,000			1,425,000
Debt Service Payments				600,000	580,000	560,000	1,310,000	1,261,500	1,213,000	1,164,500	1,116,000	1,077,500	1,018,500				9,901,000
<b>Total Fund Uses</b>	<b>7,017,000</b>	<b>6,008,000</b>	<b>4,888,000</b>	<b>3,855,000</b>	<b>8,070,000</b>	<b>15,173,000</b>	<b>5,117,000</b>	<b>4,127,500</b>	<b>3,630,000</b>	<b>5,974,500</b>	<b>4,686,000</b>	<b>7,964,500</b>	<b>16,895,500</b>	<b>827,000</b>	<b>8,052,000</b>	<b>4,500,000</b>	<b>106,785,000</b>
<b>Ending Fund Balance</b>	<b>5,000</b>	<b>7,117</b>	<b>3,194,493</b>	<b>930,671</b>	<b>1,353,803</b>	<b>2,895,334</b>	<b>1,262,188</b>	<b>820,824</b>	<b>743,277</b>	<b>488,507</b>	<b>822,697</b>	<b>977,193</b>	<b>1,086,819</b>	<b>4,815,066</b>	<b>1,612,426</b>	<b>1,974,550</b>	<b>1,974,550</b>

EXHIBIT "F"

Attachment 5A  
 Estimated Net Taxable Value\* of New Private Development  
 in Caldwell East Development Area  
 (millions of dollars)

a. within Caldwell School District

Year	Commercial Industrial	Residential	Year Total	Cummulative Total
			7.5	7.5
1998	7.3	0.15	5.6	13.0
1999	5.1	0.49	9.3	22.3
2000	5.2	4.10	27.8	50.1
2001	23.3	4.42	8.6	58.6
2002	3.4	5.17	4.9	63.5
2003	3.5	1.43	4.7	68.2
2004	3.4	1.31	8.2	76.4
2005	3.4	4.86	8.0	84.4
2006	3.4	4.54	8.4	92.7
2007	3.5	4.92	8.3	101.1
2008	3.5	4.88	8.4	109.4
2009	3.5	4.89	8.4	117.8
2010	3.5	4.89	8.4	126.3
2011	3.5	4.89	8.4	134.8
2012	3.6	4.90	8.5	143.3
2013	3.8	4.75	8.5	
Totals	82.7	60.6	143.3	

Attachment 5A  
 Estimated Net Taxable Value\* of New Private Development  
 in Caldwell East Development Area  
 (millions of dollars)

b. within Vallivue School District

Year	Commercial Industrial	Residential	Year Total	Cummulative Total
1998	1.4	0.2	1.5	1.5
1999	10.9	1.2	12.1	13.6
2000	10.7	5.2	15.9	29.5
2001	5.3	5.2	10.6	40.1
2002	8.4	4.8	13.2	53.3
2003	8.5	4.4	12.8	66.1
2004	10.9	4.3	15.1	81.2
2005	8.4	3.9	12.2	93.4
2006	5.4	4.3	9.7	103.1
2007	5.5	3.9	9.4	112.5
2008	5.5	3.9	9.3	121.8
2009	5.5	3.9	9.4	131.2
2010	5.5	3.9	9.4	140.6
2011	5.5	3.9	9.4	150.0
2012	5.6	3.9	9.5	159.5
2013	5.8	3.7	9.5	169.0
Totals	108.6	60.4	169.0	

Attachment 5B  
Estimated Annual Revenue Allocations

a. Tax Code Area (Caldwell School District)

Year Assessed	Year Taxes Collected	Estimated Valuation	Tax Levy Rate	Gross Revenue	School Payment	Agency Net Revenue
1999	2000	\$ 7,450,000	2.07013%	\$ 154,224	\$ 30,845	\$ 123,379
2000	2001	\$ 13,000,000	2.07013%	\$ 269,116	\$ 53,823	\$ 215,293
2001	2002	\$ 22,331,667	2.07013%	\$ 462,294	\$ 92,459	\$ 369,835
2002	2003	\$ 50,083,333	2.07013%	\$ 1,036,788	\$ 207,358	\$ 829,430
2003	2004	\$ 58,645,000	2.07013%	\$ 1,214,025	\$ 242,805	\$ 971,220
2004	2005	\$ 63,525,000	2.07013%	\$ 1,315,047	\$ 263,009	\$ 1,052,038
2005	2006	\$ 68,185,000	2.07013%	\$ 1,411,515	\$ 282,303	\$ 1,129,212
2006	2007	\$ 76,394,545	2.07013%	\$ 1,581,463	\$ 316,293	\$ 1,265,171
2007	2008	\$ 84,364,091	2.07013%	\$ 1,746,443	\$ 349,289	\$ 1,397,154
2008	2009	\$ 92,743,636	2.07013%	\$ 1,919,910	\$ 383,982	\$ 1,535,928
2009	2010	\$ 101,073,182	2.07013%	\$ 2,092,342	\$ 418,468	\$ 1,673,874
2010	2011	\$ 109,442,727	2.07013%	\$ 2,265,602	\$ 453,120	\$ 1,812,482
2011	2012	\$ 117,842,273	2.07013%	\$ 2,439,483	\$ 487,897	\$ 1,951,587
2012	2013	\$ 126,271,818	2.07013%	\$ 2,613,985	\$ 522,797	\$ 2,091,188
2013	2014	\$ 134,751,364	2.07013%	\$ 2,789,523	\$ 557,905	\$ 2,231,618
Totals				\$ 23,311,762	\$ 4,662,352	\$ 18,649,410

Attachment 5B  
Estimated Annual Revenue Allocations

b. Tax Code Area (Vallivue School District)

Year Assessed	Year Taxes Collected	Estimated Valuation	Tax Levy Rate	Gross Revenue	School Payment	Agency Net Revenue
1999	2000	\$ 1,500,000	2.06148%	\$ 30,922	\$ 6,184	\$ 24,738
2000	2001	\$ 13,587,500	2.06148%	\$ 280,104	\$ 56,021	\$ 224,083
2001	2002	\$ 29,489,900	2.06148%	\$ 607,929	\$ 121,586	\$ 486,343
2002	2003	\$ 40,062,300	2.06148%	\$ 825,877	\$ 165,175	\$ 660,702
2003	2004	\$ 53,257,200	2.06148%	\$ 1,097,887	\$ 219,577	\$ 878,310
2004	2005	\$ 66,082,100	2.06148%	\$ 1,362,270	\$ 272,454	\$ 1,089,816
2005	2006	\$ 81,187,000	2.06148%	\$ 1,673,655	\$ 334,731	\$ 1,338,924
2006	2007	\$ 93,396,545	2.06148%	\$ 1,925,353	\$ 385,071	\$ 1,540,282
2007	2008	\$ 103,116,091	2.06148%	\$ 2,125,719	\$ 425,144	\$ 1,700,576
2008	2009	\$ 112,495,636	2.06148%	\$ 2,319,077	\$ 463,815	\$ 1,855,262
2009	2010	\$ 121,825,182	2.06148%	\$ 2,511,404	\$ 502,281	\$ 2,009,123
2010	2011	\$ 131,194,727	2.06148%	\$ 2,704,555	\$ 540,911	\$ 2,163,644
2011	2012	\$ 140,594,273	2.06148%	\$ 2,898,325	\$ 579,665	\$ 2,318,660
2012	2013	\$ 150,023,818	2.06148%	\$ 3,092,714	\$ 618,543	\$ 2,474,171
2013	2014	\$ 159,503,364	2.06148%	\$ 3,288,133	\$ 657,627	\$ 2,630,506
Totals				\$ 26,743,926	\$ 5,348,785	\$ 21,395,141

Attachment 5B  
 Estimated Annual Revenue Allocations

Total Agency Net Revenue - All Tax Code Areas

Year Assessed	Year Taxes Collected	Agency Net Revenue
1999	2000	\$ 148,117
2000	2001	\$ 439,376
2001	2002	\$ 856,178
2002	2003	\$ 1,490,132
2003	2004	\$ 1,849,530
2004	2005	\$ 2,141,854
2005	2006	\$ 2,468,136
2006	2007	\$ 2,805,453
2007	2008	\$ 3,097,730
2008	2009	\$ 3,391,190
2009	2010	\$ 3,682,997
2010	2011	\$ 3,976,126
2011	2012	\$ 4,270,247
2012	2013	\$ 4,565,359
2013	2014	\$ 4,862,124
Total		\$ 40,044,550

Attachment 5C  
Impact of Revenue Allocation Financing on Canyon County Property Taxing Entities (1998 Tax Levy Rate)

a. Tax Code Areas  
Caldwell School District

01-00 01-02 01-08 17-00 103-00 104-00

Year Assessed	Project Revenue	Canyon County	Caldwell School Dist.#132	Canyon County Ambulance	Canyon HWY #4	City of Caldwell	Caldwell Rural Fire District	Pest Control District	Notus-Parma HWY #2 District
Tax Levy %	0.020701258 100.0%	0.004693118 22.7%	0.007320397 35.4%	0.000194475 0.9%	0.001080222 5.2%	0.007413046 35.8%	0.001190368 5.8%	0.000057613 0.3%	0.000057613 0.3%
Cash Value %	52,510,672 100%	52,510,672 100.0%	52,510,672 100.0%	52,510,672 100.0%	52,421,851 99.8%	46,748,488 98.7%	4,254,582 8.1%	4,274,757 8.1%	88,821 0.2%
1999	\$ 154,224	\$ 34,964	\$ 54,537	\$ 1,449	\$ 8,034	\$ 54,483	\$ 719	\$ 35	\$ 1
2000	\$ 269,116	\$ 61,011	\$ 95,165	\$ 2,528	\$ 14,019	\$ 95,070	\$ 1,254	\$ 61	\$ 1
2001	\$ 462,294	\$ 104,805	\$ 163,477	\$ 4,343	\$ 24,082	\$ 163,313	\$ 2,154	\$ 105	\$ 2
2002	\$ 1,036,788	\$ 235,047	\$ 366,630	\$ 9,740	\$ 54,010	\$ 366,264	\$ 4,830	\$ 235	\$ 5
2003	\$ 1,214,025	\$ 275,228	\$ 429,305	\$ 11,405	\$ 63,242	\$ 428,876	\$ 5,656	\$ 275	\$ 6
2004	\$ 1,315,047	\$ 298,130	\$ 465,028	\$ 12,354	\$ 68,505	\$ 464,564	\$ 6,127	\$ 298	\$ 6
2005	\$ 1,411,515	\$ 320,000	\$ 499,141	\$ 13,260	\$ 73,530	\$ 498,643	\$ 6,576	\$ 320	\$ 7
2006	\$ 1,581,463	\$ 368,529	\$ 559,238	\$ 14,857	\$ 82,383	\$ 558,680	\$ 7,368	\$ 368	\$ 7
2007	\$ 1,746,443	\$ 395,931	\$ 617,579	\$ 16,407	\$ 90,978	\$ 616,962	\$ 8,137	\$ 396	\$ 8
2008	\$ 1,919,910	\$ 435,257	\$ 678,920	\$ 18,036	\$ 100,014	\$ 678,242	\$ 8,945	\$ 435	\$ 9
2009	\$ 2,092,342	\$ 474,348	\$ 739,896	\$ 19,656	\$ 108,997	\$ 739,157	\$ 9,748	\$ 474	\$ 10
2010	\$ 2,265,602	\$ 513,628	\$ 801,164	\$ 21,284	\$ 118,022	\$ 800,364	\$ 10,555	\$ 513	\$ 11
2011	\$ 2,439,483	\$ 553,048	\$ 862,652	\$ 22,917	\$ 127,080	\$ 861,791	\$ 11,366	\$ 553	\$ 11
2012	\$ 2,613,985	\$ 592,609	\$ 924,360	\$ 24,557	\$ 136,171	\$ 923,437	\$ 12,179	\$ 592	\$ 12
2013	\$ 2,789,523	\$ 632,404	\$ 986,433	\$ 26,206	\$ 145,315	\$ 985,449	\$ 12,996	\$ 632	\$ 13
Totals	\$ 23,311,762	\$ 5,284,937	\$ 8,243,526	\$ 218,999	\$ 1,214,384	\$ 8,235,296	\$ 108,610	\$ 5,282	\$ 110

Attachment 5C  
Impact of Revenue Allocation Financing on Canyon County Property Taxing Entities (1998 Tax Levy Rate)

Year Assessed	Tax Code Areas		01-03		01-04		01-05		18-00		54-00	
	Project Revenue	Canyon County	Vallivue School Dist. #139	Canyon County Ambulance	Canyon HWY #4	City of Caldwell	Caldwell Rural Fire District	Pest Control District	Valivue School District	Canyon County	Vallivue School Dist. #139	Canyon County Ambulance
Tax Levy	0.020614818	0.004693118	0.007233957	0.000194475	0.001080222	0.007413046	0.001190368	0.000057613				
%	100%	22.8%	35.1%	0.9%	5.2%	36.0%	5.8%	0.3%				
Cash Value	7,981,606	7,981,606	7,981,606	7,981,606	7,981,606	5,194,276	4,254,582	4,274,757				
%	100%	100%	100%	100%	100%	91%	53%	54%				
1999	\$ 30,922	\$ 7,040	\$ 10,851	\$ 292	\$ 1,620	\$ 10,081	\$ 952	\$ 78				
2000	\$ 280,104	\$ 63,768	\$ 98,291	\$ 2,642	\$ 14,678	\$ 91,314	\$ 8,622	\$ 710				
2001	\$ 607,929	\$ 138,400	\$ 213,329	\$ 5,735	\$ 31,856	\$ 198,185	\$ 18,712	\$ 1,540				
2002	\$ 825,877	\$ 188,017	\$ 289,809	\$ 7,791	\$ 43,276	\$ 269,236	\$ 25,420	\$ 2,092				
2003	\$ 1,097,887	\$ 249,942	\$ 385,260	\$ 10,357	\$ 57,630	\$ 357,911	\$ 33,793	\$ 2,782				
2004	\$ 1,362,270	\$ 310,131	\$ 478,035	\$ 12,851	\$ 71,383	\$ 444,100	\$ 41,931	\$ 3,451				
2005	\$ 1,873,655	\$ 381,020	\$ 587,303	\$ 15,789	\$ 87,700	\$ 545,611	\$ 51,515	\$ 4,240				
2006	\$ 1,925,353	\$ 438,321	\$ 675,627	\$ 18,163	\$ 100,889	\$ 627,664	\$ 59,262	\$ 4,878				
2007	\$ 2,125,719	\$ 483,936	\$ 745,937	\$ 20,054	\$ 111,388	\$ 692,984	\$ 65,430	\$ 5,386				
2008	\$ 2,319,077	\$ 527,955	\$ 813,789	\$ 21,878	\$ 121,520	\$ 756,018	\$ 71,381	\$ 5,876				
2009	\$ 2,511,404	\$ 571,740	\$ 881,278	\$ 23,692	\$ 131,598	\$ 818,717	\$ 77,301	\$ 6,363				
2010	\$ 2,704,555	\$ 615,712	\$ 949,057	\$ 25,514	\$ 141,719	\$ 881,684	\$ 83,246	\$ 6,852				
2011	\$ 2,898,325	\$ 659,826	\$ 1,017,053	\$ 27,342	\$ 151,873	\$ 944,853	\$ 89,210	\$ 7,343				
2012	\$ 3,092,714	\$ 704,079	\$ 1,085,266	\$ 29,176	\$ 162,059	\$ 1,008,223	\$ 95,194	\$ 7,836				
2013	\$ 3,288,133	\$ 748,568	\$ 1,153,840	\$ 31,019	\$ 172,299	\$ 1,071,930	\$ 101,209	\$ 8,331				
Totals	\$ 26,743,926	\$ 6,088,455	\$ 9,384,726	\$ 252,295	\$ 1,401,389	\$ 8,718,510	\$ 823,178	\$ 67,759				

RESOLUTION NO. 1998-1

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO RECOMMENDING AND ADOPTING AN URBAN RENEWAL PLAN, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CHAIRMAN AND THE SECRETARY OF THE AGENCY TO TAKE APPROPRIATE ACTION; AND PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Caldwell, Idaho an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code (hereinafter the "Law"), a duly created and functioning urban renewal agency for Caldwell, Idaho, hereinafter referred to as the "Agency."

WHEREAS, on or about October 19, 1998 the City of Caldwell, through its Mayor and City Council, passed Resolutions 88-98 and 89-98 creating an urban renewal agency, pursuant to Chapter 20, Title 50, Idaho Code, finding one or more areas within the City of Caldwell to be "deteriorated" or "deteriorating areas" as defined by Idaho Code Sections 50-2018(h) (1) and 50-2903 (b), finding one such area to include the East Caldwell area, declaring such area as the Caldwell East Urban Renewal Area, making additional finding regarding the characteristics of the area, making the necessary finding as required by Idaho Code Section 50-2008(a) and authorizing the Mayor to appoint five Commissioners for the Agency; and

WHEREAS, the legislature of the State of Idaho has enacted the Local Economic Development Act, Chapter 29, Title 50, Idaho Code referred to herein as the "Act," authorizing certain urban renewal agencies (including the Agency), to adopt revenue allocation financing provisions as part of their urban renewal plans; and

WHEREAS, there has been prepared the Caldwell East Urban Renewal Plan for the Caldwell East Urban Renewal Area (the "Plan") which has been presented to the Agency and its Board; and

WHEREAS, such Plan will be tendered to the Planning and Zoning Commission and to the City Council of the City of Caldwell for their consideration and review as required by the Law and the Act; and

WHEREAS, under the Act, the Plan shall include a statement listing: (1) the kind, number and location of all proposed public works or improvements within the revenue allocation area; (2) an economic feasibility study; (3) a detailed list of estimated project costs; (4) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon

property in the revenue allocation area; and (5) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; and

WHEREAS, it is necessary, and in the best interest of the citizens of the City of Caldwell, Idaho, to recommend approval of the Plan and to adopt, as part of the Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended), in order: to encourage private development in the urban renewal area; to prevent and arrest decay of the Caldwell East Urban Renewal Area due to the inability of existing financing methods; to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Caldwell East Urban Renewal Area in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of Caldwell and to further the public purposes of the Agency; and

WHEREAS, the Board of Commissioners of the Agency finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the Plan is likely to increase as a result of initiation of urban renewal projects in accordance with the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO:

Section 1: That the Board specifically adopts the Plan.

Section 2: That the Agency recommends that the Plan, a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, be adopted by the Caldwell City Council.

Section 3: That this Resolution constitutes the necessary action of the Agency under the Act, Section 50-2905, recommending approval by the City Council and that the Plan includes a statement listing: (1) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (2) an economic feasibility study; (3) a detailed list of estimated project costs; (4) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (5) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred that the Plan includes a revenue allocation provision and that the Agency has determined that the equalized assessed valuation of the allocation area will likely increase as the result of the initiation of an urban renewal project.

Section 4: The Chairman, and the Secretary of the Agency are hereby authorized and directed to take all steps necessary and convenient to submit the proposed

Plan for approval by the adoption of the revenue allocation financing provisions by the City Council and submittal of the Plan to the various taxing entities as required by Idaho Code Section 50-2906.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED AND APPROVED THIS 9<sup>th</sup> DAY OF NOVEMBER 1998.

Eljay Waite  
CHAIRMAN

ATTEST:

James [Signature]  
SECRETARY

RESOLUTION NO. 88-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, DETERMINING CERTAIN PROPERTY DESCRIBED BELOW TO BE A DETERIORATED AREA OR A DETERIORATING AREA OR A COMBINATION THEREOF AND DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT.

WHEREAS, the area described below contains a substantial number of deteriorated or deteriorating structures, unsanitary or unsafe conditions, deterioration of site improvements, limited fire protection facilities and land which has a predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, diversity of ownership, or a combination of such factors, resulting in economic underdevelopment of the area which substantially impairs or arrests the sound growth of the City of Caldwell; and,

WHEREAS, The rehabilitation, redevelopment, or a combination thereof of the area is necessary in the interest of public health, safety, morals or welfare of the residents of the City.

WHEREAS, The area described below also contains land which is predominantly open and which has diversity of ownership, resulting in economic underdevelopment of the area or substantially impairs or arrests the sound growth of the City of Caldwell.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO:

Section 1. That the area shown on the map, which is attached hereto and incorporated herein by reference, is determined to be a deteriorated area or a deteriorating area, or a combination thereof.

Section 2. That the area described above is designated as appropriate for an urban renewal project, and shall be known as Caldwell East Urban Renewal Area.

PASSED BY THE CITY COUNCIL October 19, 1998.

SIGNED BY THE MAYOR October 19, 1998.

*Garret L. Naucolas*

MAYOR

ATTEST:

*Becky Jo Kallen*  
CITY CLERK

RESOLUTION NO. 89-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, DECLARING THE EXISTENCE OF DETERIORATED AREAS WITHIN THE SAID CITY AND THE NEED FOR THE EXISTENCE AND BENEFIT OF AN URBAN RENEWAL AGENCY IN SAID CITY AS PROVIDED BY THE LAWS OF THE STATE OF IDAHO AND PROVIDING FOR APPOINTMENT OF A BOARD OF COMMISSIONERS THEREOF.

WHEREAS, the Legislature of the State of Idaho enacted Title 50, Chapter 20, as amended, (the "Act") known as the "Idaho Urban Renewal Law of 1965", and among other things said Act created in each municipality an independent public body, corporate and politic, to be known as the "Urban Renewal Agency", and said Act provides that such agency shall not transact any business or exercise its powers, and no municipality shall exercise the authority conferred by the Act, until or unless the Mayor and City Council have adopted a resolution wherein certain findings are made:

AND WHEREAS, it is the desire of the Mayor and City Council of the City of Caldwell, Idaho, to appoint a Board of Commissioners of the Urban Renewal Agency for the municipality and to empower such agency to transact business and exercise powers granted by the Act, and it is the desire of the City of Caldwell, Idaho, to exercise the authority conferred upon it by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, AS FOLLOWS:

1. The Mayor and City Council do hereby find that:
  - (a) One or more deteriorated or deteriorating area as defined in the

Act exist in the City of Caldwell, Idaho;

(b) The rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Caldwell, Idaho;

(c) There is a need for an urban renewal agency to function in the City of Caldwell, Idaho.

2. The Mayor with the advice and consent of the City Council shall appoint a Board of Commissioners of the Urban Renewal Agency for this municipality which such agency shall hereafter be known as Urban Renewal Agency of the City of Caldwell, Idaho, in the method and manner as provided in said Act.

PASSED BY THE CITY COUNCIL October 19, 1998.

SIGNED BY THE MAYOR October 19, 1998.

*Garret L. Morales*

MAYOR

ATTEST:

*Betty Jo Keenan*  
CITY CLERK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, ACCEPTING THE APPOINTMENT OF BOARD OF COMMISSIONERS AND CHAIRMAN AND VICE CHAIRMAN THEREOF BY EXECUTIVE ORDER OF THE MAYOR.

WHEREAS, there has been established by the City of Caldwell, Idaho (the "City") an urban renewal agency entitled the Urban Renewal Agency of the City of Caldwell, Idaho (the "Agency"); and

WHEREAS, in order to provide for proper administration of the Agency, the Mayor by executive order attached hereto as Exhibit "A" and hereby made a part hereof, has appointed a Board of Commissioners and Chairman and Vice Chairman of the Board of Commissioners of the Agency; and

WHEREAS the City Council of the City has reviewed the said appointments and wishes to consent to the said appointments.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, AS FOLLOWS:

1. The appointments by the Mayor to the Board of Commissioners and officers thereof as set forth on Exhibit "A" are hereby approved.

2. This Resolution shall take effect immediately.

PASSED BY THE CITY COUNCIL ON October 19, 1998

SIGNED BY THE MAYOR ON October 19, 1998

Garrut L. Mancolas  
MAYOR

ATTEST:

Betty Jo Kallen  
CITY CLERK

EXECUTIVE ORDER

The undersigned, Mayor of the City of Caldwell, Idaho, is authorized by Section 50-2006(b)(1), Idaho Code, as amended, to appoint the Board of Commissioners of the Urban Renewal Agency of the City of Caldwell, Idaho (the "Agency") and the initial Chairman and Vice-Chairman thereof and therefore, does hereby make such appointments as follows:

<u>Name</u>	<u>Office</u>	<u>Term Ends</u>
ElJay Waite <u>1910 E. Homedale Rd.</u>	Chairman and Commissioner	January 1, 2003
Garret L. Nancolas <u>1914 Santa Clara Drive</u>	Vice Chairman and Commissioner	January 1, 2002
Leona Fouts <u>2307 Pleasanton</u>	Commissioner	January 1, 2002
Mike Gable <u>1908 Colorado Ave.</u>	Commissioner	January 1, 2001
Terry Rinearson <u>2614 S. Willow Brook Pl.</u>	Commissioner	January 1, 2001

The term for the offices of Chairman and Vice Chairman shall be one (1) year and thereafter those offices shall be filled by election of the Board of Commissioners. Not more than two (2) Commissioners terms shall expire in any one year.

The Agency shall file an annual report with the City of Caldwell, Idaho by March 31 of each year, as required by Section 2006 (c) Idaho Code, as amended.

DATED this 19 day of October, 1998.

CITY OF CALDWELL, IDAHO

By: Garret L. Nancolas  
MAYOR

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF CALDWELL, IDAHO

IN THE MATTER OF THE CALDWELL EAST )	COURSE OF PROCEEDINGS,
URBAN RENEWAL PLAN AND COMPLIANCE )	COMPREHENSIVE PLAN
WITH CALDWELL COMPREHENSIVE PLAN )	ANALYSIS, TESTIMONY,
2000—COMPONENTS, GOALS, OBJECTIVES, )	APPLICABLE LEGAL
POLICIES, AND IMPLEMENTATION )	STANDARDS, FINDINGS OF
)	FACT AND CONCLUSIONS OF
)	LAW, AND DECISION

I COURSE OF PROCEEDINGS

- 1.1 On October 19, 1998, the Mayor and City Council passed Resolution 88-98 to create an Urban Renewal Agency, and Resolution 89-98 which found that one or more areas in the City are deteriorated or deteriorating.
- 1.2 On November 9, 1998, the Urban Renewal Agency Board passed a resolution adopting the Urban Renewal Plan for the Caldwell East Urban Renewal Project.
- 1.2 The Urban Renewal Agency submitted the proposed Caldwell East Urban Renewal Plan to the Caldwell Planning and Zoning Commission for their review and recommendation.
- 1.4 The Caldwell Community Development Department placed the proposed Plan on the Planning and Zoning agenda of November 12, 1998 for the purpose of reviewing said Plan with the Comprehensive Plan's components, goals and policies with the intent of determining compliance with the Comprehensive Plan.

II COMPREHENSIVE PLAN ANALYSIS

2.1 PROJECT AREA: The boundaries of the proposed project area are within both the corporate limits of the City and the Canyon County/City of Caldwell Area of City Impact. Caldwell Comprehensive Plan 2000 includes the corporate boundaries of the City as well as an identifiable Area of City Impact. There are large areas of undeveloped land within the Urban Renewal Plan boundaries that are also within the Impact area, are contiguous to the City, and are adjacent to State Highway 20/26. The Highway 20/26 and I-84 interchange area in particular is considered to be a "hot spot" for commercial growth and can realistically be considered to be the beginning point for the natural progression of commercial growth eastward. These undeveloped lands are ideal for inclusion in the Caldwell East Urban Renewal Plan because of this area's high potential for growth. However, these undeveloped lands are currently designated as "Agricultural" on the Comprehensive Plan Land Use Map. Typically, zoning designations given within an Area of Impact are intended to be a guide to plan for various types of anticipated growth in specific areas that can logically and feasibly be annexed into a city at their highest and best use. Agricultural designations and zones are historically established for the purpose of protecting farm land and are intended to limit uses to only those that are geared toward agricultural production. There are no Agricultural zones within the City of Caldwell; therefore, no part of these undeveloped lands (even though they are contiguous to City boundaries) would ever be able to be annexed into the City for Agricultural use. It appears that the Agricultural designation within the Impact Area came into being during a time of slow or non-existent growth and that it is no longer appropriate. The Agricultural Land Use Component of the Comprehensive Plan supports this contention, in that it is noted that "Farming, however, tends to become uneconomic in areas undergoing transition to urban use." It further notes under the Agricultural Land Use Policies that

"Support will be given to Canyon County's Comprehensive Plan, which encourages urbanization within Areas of City Impact and will be protective of Canyon County's very important agricultural industry outside those areas."

The proposed project area is in compliance with the Comprehensive Plan because: the Comprehensive Land Use Map, regarding Agricultural designations, has not been amended for a number of years thereby making this designation inappropriate for today's economic climate; the Agricultural Land Use Component's policies support an amendment to the Map to re-designate these areas to land uses that will be more in keeping with the Comprehensive Plan, and that will assist in ensuring the highest and best use of lands annexed into the City in coming years.

- 5.1 HOUSING: The proposed Urban Renewal Plan's Analysis of Needs addresses concentrated areas with substandard housing and/or a number of aged mobile homes on substandard lots. These concentrations tend to create a cyclical effect because they discourage existing vacant lots from being developed, as they are considered to be undesirable. Residents of these neighborhoods also tend to be on limited incomes and are often unable to invest in improving their homes. The proposed Development Plan sets forth the following areas for which Revenue Allocation Funding is targeted: A) Home Improvement Loans; B) New Home Construction; C) Other Building Improvement Loans; D) Home Replacement Incentive; E) Incentive L.I.D.; F) Voluntary L.I.D.; G) Multi-Family and Senior Housing.

The proposed activities are in compliance with the Comprehensive Plan's Housing Component goals, objectives and policies as follows: Revenue Allocation Funding, as proposed, will assist in providing quality housing for all citizens and income levels; assist in providing all types of adequate housing, with special attention given to the needs of the elderly and low/moderate income families; assist in maintaining existing housing through public and private rehabilitation efforts and programs to remove unsound, substandard housing; provide the ability for the City to participate in programs that will improve the quality of low income housing; provide funding opportunities to help finance rental and other housing rehabilitation programs; and, assist in promoting infill of residential development on vacant lots.

- 5.2 FIRE PROTECTION/WATER SUPPLY/POLICE STATION: The proposed Plan's Analysis of Needs identifies the need for a new fire sub-station, and areas that are on private wells and that have inadequate water supplies for fire protection. It also addresses the deteriorated police station, which in turn is contributing to the overall blighted/deterioration of this area of the City. The proposed Development Plan sets forth the following areas for which Revenue Allocation Funding is targeted: A) location and construction of a new fire sub-station; B) water line extensions for existing development, which will provide adequate fire flows; C) water line extensions for new developments; D) financing of a new police station.

The proposed activities are in compliance with the Comprehensive Plan's Public Facilities component's policies, and general goals of the Comprehensive Plan as follows: Revenue Allocation Funding, as proposed, will assist in meeting the need for new or expanded public facilities; ensure that new fire stations will be located in developing areas of the City; assist in developing and extending utility systems in such a way as to further the land use and other policies of the Comprehensive Plan; and assist in ensuring that conditions are maintained that provide for stability, permanence, confidence and security in the community.

- 5.3 SANITARY SEWER: The proposed Plan's Analysis of Needs finds that extensive septic tank usage due to poor soil or high ground water conditions is not feasible. Some residential areas are not on City sewer because of the residents' financial inability to bear the cost of extending sewer lines. Some areas cannot be served by existing gravity sewer and will require construction of a lift station and force main, and the sewer main trunk line serving a majority of the project area is anticipated to reach

capacity in the near future. The proposed Development Plan sets forth the following activities for which Revenue Allocation Funding is targeted: A) trunk line upgrades; B) line extensions for existing development; C) line extension for new development; D) treatment plant upgrade.

The proposed activities are in compliance with the Comprehensive Plan's Public Facilities component's policies as follows: Revenue Allocation Funding, as proposed, will assist in meeting the need for new or expanded public facilities; they will assist in providing a sewer system that meets the needs of citizens; and will assist in developing and extending utility systems in such a way as to further the land use and other policies of the Comprehensive Plan.

- 5.4 BEAUTIFICATION: The proposed Plan's Analysis of Needs identifies areas that reflect poorly on the City's image and contribute to a negative impact on economic growth. Two of the three entrances to Caldwell via I-84 are not landscaped and have junkyards, undeveloped parcels with weeds, or commercial/industrial properties within the near vicinity that have no landscaping. The proposed Development Plan establishes the following activities for which Revenue Allocation Funding is targeted: A) landscape Exit 27, Centennial Way; B) landscape and install irrigation, Exit 29, Franklin; C) landscape and install irrigation, Exit 31, Ustick; D) landscape and install irrigation in freeway margins; E) refurbish the single-lane steel bridge on Plymouth Road over the Boise River; F) control weeds in and around right-of-way concrete; G) establish low-interest L.I.D.s to commercial/industrial properties, including landscaping, sidewalks, façade improvements, screening, and upgraded signage.

The proposed activities are in compliance with the Comprehensive Plan's Community Design component's goal and policies as follows: Revenue Allocation Funding, as proposed, will assist in meeting the goal to explore strategies and programs related to community design and will create an awareness of innovative and practical community design, development and beautification; will promote attractive landscaping along public streets and highways; encourage community efforts to beautify and improve the visual image of the City; and will provide support to ongoing evaluation of modifications to development standards and regulations that contribute to community enhancement and appearance.

- 5.5 EDUCATION: The proposed Analysis of Needs recognizes, under Streets, identifies the non-existence of sidewalks in many areas. The Development Plan includes one school, Van Buren, which is located in a deteriorating neighborhood, and lacks sidewalks around most of the school site. The Development Plan proposes to use Revenue Allocation Funding to be used in partnership with school and City funds to install the needed sidewalks.

The proposed activity is in compliance with the Comprehensive Plan's Public Facilities component's policies as follows: Revenue Allocation Funding, as proposed, will support cooperation among governmental agencies to jointly plan the design, construction and operation of public facilities, and to allow the school district to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

- 5.6 STORM DRAINAGE: The proposed Analysis of Needs identifies inadequate storm drainage along 10<sup>th</sup> Avenue near Chicago Street, which results in frequent flooding. It also identifies other areas within the City where stormwater problems are occurring because of undersized drains and/or lack of drains. The proposed Development Plan establishes the following activities for which Revenue Allocation Funding is targeted: A) upsize the storm drain at 10<sup>th</sup> Avenue; B) replace the drain line with larger pipe at 13<sup>th</sup> Avenue; C) replace storm sewer at North Illinois and upsize from Marble Front to Madison Street; D) construct a new drain at Linden Street in the area between Chicago and Union Pacific Railroad; E) install buried storm drains as new development occurs; F) install treatment devices at storm water discharge points; G) replace old, inverted siphons with standard drainage structures and reconstruct deteriorated cross drains throughout the Project area.

The proposed activities are in compliance with the Comprehensive Plan's Public Facilities Urban Storm Runoff component's policies as follows: Revenue Allocation Funding, as proposed, will assist compliance with water quality regulations for urban runoff; assist in controlling problems with areas that currently flood after heavy rains; and assist in maintaining the runoff rate of new developments to that of the undeveloped condition.

5.7

PARKS AND RECREATION: The proposed Analysis of Needs includes five parks, a large portion of the greenbelt, and the public library. Existing parks are partially developed or are deteriorating and are in need of new facilities or replacement of deteriorated facilities. For purposes of the Comprehensive Plan analysis, the Caldwell Events Center and Canyon County Fairgrounds are included in this section of the Analysis of Needs. The proposed Development Plan sets forth the following activities for which Revenue Allocation Funding is targeted: A) Rotary Pond, install irrigation, landscaping, restroom, fishing docks, parking and aerators; B) Luby Park, replace and upgrade existing facilities; C) JayCee Park, upgrade landscaping and existing facilities; D) new Fairground Park, construct baseball field complex and install landscaping, irrigation, restrooms and parking facilities; E) Greenbelt, install path-side facilities; F) swimming pool, construct an additional pool; G) Seebree Park upgrade; H) old Jefferson High School site, renovated to provide a parking lot for the Public Library; I) Caldwell Events Center, install additional seating; J) Canyon County Fairgrounds, resurface the parking lot at 21<sup>st</sup> and Stock Trail, provide additional parking, pave 22<sup>nd</sup> between Arthur and Stock Trail.

The proposed activities are in compliance with the Comprehensive Plan's Parks, Recreation and Open Space component's goal, objectives and standards as follows: Revenue Allocation Funding, as proposed, will assist in the management and coordination of a long-range park, recreation and open space program that builds upon existing facilities and that will address the need for future sites, facilities and activities; assist in developing a park system which will include parks and open space that are safely and easily accessible by residents; provide for a safe trail and pathway system; promote and support a broad-based beautification program; provide funding options for the maintenance of park, recreation and open-space land; and assist in the development of park, recreation and open-space projects that will serve respective neighborhoods.

5.8

STREETS/STREET LIGHTING: The proposed Plan's Analysis of Needs identifies existing deficiencies in paving, interchanges, sidewalks, traffic circulation, traffic flows, and bridges. It also finds that marginal/inadequate street lighting conditions exists in many areas, and is nonexistent in others. The proposed Development Plan sets forth the following areas in which Revenue Allocation Funding is targeted: A) new pavement in priority areas; B) traffic circulation projects; C) collector/arterial improvement projects; D) pave existing gravel streets; E) install sidewalk, curbs and bike lanes; F) repair or replace bridges and culverts; G) improve street capacity in certain areas; F) assist in installing street lights to the City's standard of one light for every 300 to 600 feet along roadways.

The proposed activities are in compliance with the Comprehensive Plan's Transportation component's goal and policies, and the Comprehensive Plan's General Goals as follows: Revenue Allocation Funding, as proposed, will assist in providing for the safe, efficient movement of people goods and services; provide adequate capacity for large volumes of traffic; provide a systematic network of pedestrian routes and bicycle routes throughout the community; provide for local passenger and truck traffic to move safely and quickly through the community; assist in developing a system and procedure to identify specific needs and establish priorities for implementation; ensure that conditions which make for stability, permanence, confidence and security in the community are preserved.

5.9

AIRPORT: The proposed Plan's Analysis of Needs found that the Airport terminal is no longer adequate to meet the growing needs for services that will be in keeping with the overall economic growth of the community. The proposed Development Plan sets forth the following areas in which

Revenue Allocation Funding is targeted: A) lengthen runway; B) construct hangars; C) upgrade or replace the existing terminal.

The proposed activities are in compliance with the Comprehensive Plan's Public Facilities Airport component's policies and the general goals of the Comprehensive Plan as follows: Revenue Allocation Funding, as proposed, will assist in the development of the airport in order to bring it in line with the long-range plans of the City; and will assist in economizing the use of public funds to develop public buildings and facilities.

5.10 IMPLEMENTATION: This component of the Comprehensive Plan discusses an area of city impact ordinance. The City and County have entered into an Impact Agreement, which sets forth procedures to amend the Impact Area. Section 2.1, Project Area, makes note of the fact that the Area of City Impact map will need to undergo revision to re-designate Agricultural areas to designations that are more suitable to urban growth and uses. This component also establishes a policy for the City to annex areas based upon the ability to provide and extend services. Projects identified in the Caldwell East Urban Renewal Plan that are within the Area of City Impact will be tied to the City's ability to annex those specific properties into the corporate boundaries.

### III TESTIMONY

3.1 Linda James, Community Development Director; Gordon Law, City Engineer, and ElJay Waite, City Administrator testified in favor of the proposed Plan.

### IV APPLICABLE LEGAL STANDARDS

- 4.1 City of Caldwell Comprehensive Plan, as amended.
- 4.2 Idaho Code, Chapter 65, Local Planning Act, Section 67-6524.
- 4.3 Idaho Code, Chapter 20, Title 50, Urban Renewal Law

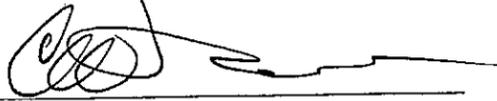
### V FINDINGS OF FACT AND CONCLUSIONS OF LAW

5.1 The Caldwell East Urban Renewal Plan was submitted to the Caldwell Planning and Zoning Commission on November 12, 1998 and in accordance with the Applicable Legal Standards; the Planning and Zoning Commission reviewed the Plan to determine compliance with the Comprehensive Plan's components, goals, objectives, policies, and implementation activities.

### VI DECISION

6.1.1 Based on the Comprehensive Plan Analysis, Findings of Fact and Conclusions of Law, the Planning and Zoning Commission finds that all components of the Caldwell East Urban Renewal Plan are in full compliance with Caldwell Comprehensive Plan 2000.

DATED THIS 12<sup>TH</sup> DAY OF NOVEMBER, 1998.

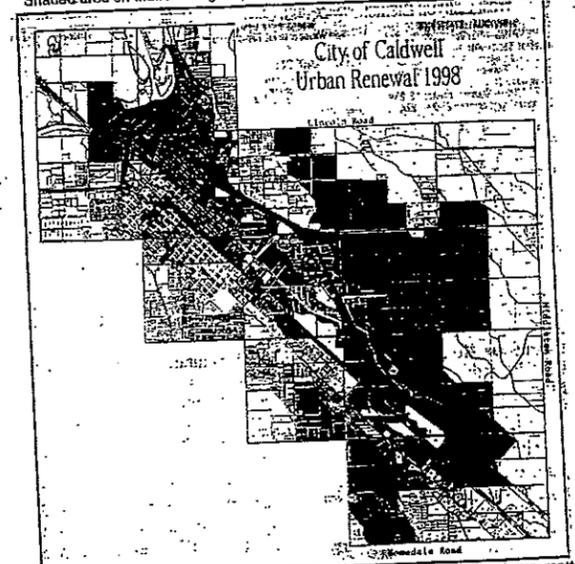
  
\_\_\_\_\_  
William Roos, Chairman  
Planning and Zoning Commission

Notice is hereby given that the Caldwell City Council will hold, at its regularly scheduled council meeting on December 21, 1998 at 7:00 p.m. a public hearing in the Caldwell City Council Chambers, City Hall, 621 Cleveland Blvd., Caldwell, Idaho, to consider the Caldwell East Urban Renewal Plan (the "Plan") of the Urban Renewal Agency of the City of Caldwell, Idaho ("Agency"). The boundaries of the Plan area are hereinafter described. The Plan proposes that the Agency undertake urban renewal projects pursuant to the Idaho Urban Renewal Law of 1965, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho code, that will cause property taxes resulting from any increases in equalized assessed valuation in excess of January 1, 1999, to be allocated to the agency for urban renewal purposes.

Copies of the Plan are on file for public inspection at the Office of the City Clerk, City Hall, 621 Cleveland Blvd., Caldwell, Idaho, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

- The general scope and objectives of the Plan are:
- 1. The elimination of environmental deficiencies in the Project Area, including, among others, obsolete and aged building types, substandard street or rights-of-way, and inadequate and deteriorated public improvements and facilities.
  - 2. The assembly of land into parcels suitable for modern, integrated development with improved urban development standards, including setbacks, parking, pedestrian and vehicular circulation in the Project Area.
  - 3. The replanning, redesign, and development of undeveloped areas which are stagnant or improperly utilized.
  - 4. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements and public facilities to stimulate new commercial expansion, employment and economic growth.
  - 5. The provision of adequate land for parks and open spaces, pedestrian walkways, street rights-of-way, and other public infrastructure.
  - 6. Improvements to the streets, rights-of-way, and other public infrastructure.
  - 7. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other improvements that provide unity and integrity to the entire Project Area.
  - 8. The opportunity of providing affordable housing within the Project Area through assisting new developments and providing rehabilitation loan programs.
  - 9. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole, and benefiting the various taxing districts in which the Urban Renewal Area is located.
- Any such land uses as described in the Plan will be in conformance with the Comprehensive Plan of the City of Caldwell. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan defines various public and private improvements that may be made within the Caldwell East Urban Renewal Area (Project Area).

The Project Area herein referred to is located as follows:  
 The area consisting of about 4,600 acres which is generally that portion of the City of Caldwell and the Caldwell Area of Impact that lies northeast of the Oregon Shortline mainline track generally bounded by Ustick and Homedale Roads to the south, the Boise River, Canyon Hill and Lincoln Road to the north and Ward Road to the east. Some sections within the Project Area have been eliminated where opportunity for additional urban development is limited.



At the time and place noted above, all persons interested in the above matter may appear and be heard. Written comments will also be accepted. Individuals requiring special assistance to accommodate physical, vision, hearing, or other impairments, should contact the Caldwell City Clerk at (208) 455-3000 three (3) days prior to the public hearing so that accommodations can be provided.

DATED this 16th day of November 1998.  
 by MARCELA RIJANO

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, APPROVING AN URBAN RENEWAL PLAN FOR THE CALDWELL EAST URBAN RENEWAL AREA; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY, STATE AND OTHER OFFICIALS; PROVIDING FOR A LIMITATION ON ACTIONS AGAINST THE PLAN AFTER 30 DAYS FROM THE EFFECTIVE DATE OF THE ORDINANCE; PROVIDING FOR A WAIVER OF THE READING RULES; PROVIDING FOR SEPARABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Urban Renewal Agency of the City of Caldwell, Idaho (hereafter the "Agency") was established on October 19, 1998, by Resolution No. 89-98 of the City Council of the City of Caldwell, Idaho (Exhibit "A", attached hereto); and,

WHEREAS, on October 19, 1998, the City Council of the City of Caldwell, Idaho (the "City"), by Resolution No. 88-98 determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project, said area to be known as the Caldwell East Urban Renewal Area (the "Project Area") (Exhibit "B", attached hereto); and,

WHEREAS, on November 3, 1998, the Agency met and considered the Caldwell East Urban Renewal Plan for said Project Area (hereafter, the "Plan") and by unanimous vote adopted its Resolution No. 1998-1, recommending to City Council the adoption of the Plan (Exhibit "C", attached hereto); and,

WHEREAS, on November 12, 1998, the Caldwell Planning and Zoning

Commission reviewed the Plan and has approved the Plan as being in conformity with the City's Comprehensive Plan (see minutes of the City's Planning and Zoning Commission attached hereto as Exhibit "D"); and,

WHEREAS, on November 17, 1998, the Notice of Public Hearing was published in the Idaho Press-Tribune, the official newspaper for public notice in the City, and also was sent to the governing bodies of Canyon County, Caldwell School District No. 132, Vallivue School District No. 139, Caldwell Rural Fire District, Canyon County Pest Control District, Notus-Parma Highway District No. 2, Canyon County Ambulance District, and the Caldwell Highway District No. 4, setting the date for a public hearing to be held on Monday, December 21, 1998, at 7:00 o'clock, p.m., for consideration of the adoption of the Plan (see Exhibits "E" and "F", attached hereto); and,

WHEREAS, on December 21, 1998, at 7:00 o'clock, p.m., the Caldwell City Council held a public hearing on consideration of the adoption of the Plan; and,

WHEREAS, the legislature of the State of Idaho has enacted Chapter 29, Title 50, Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies (including the Agency) to adopt revenue allocation financing provisions as part of the urban renewal plans; and,

WHEREAS, the Plan presented by the Agency contains a revenue allocation financing provision; and,

WHEREAS, as required by applicable law, the Plan contains the following information which was made available to the general public and all taxing districts

with taxing authority in the Project Area at least thirty days prior to the December 21, 1998, meeting of the City Council:

- (a) a statement of the objectives of the municipality in undertaking the urban renewal project;
- (b) an estimate of the cost of the urban renewal project;
- (c) the sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (d) the amount of bonded or other indebtedness to be incurred;
- (e) the duration of the project's existence;
- (f) a description of the revenue allocation area; and,
- (g) a statement of the estimated impact of revenue allocation financing on all taxing districts within the Revenue Allocation Area.

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and,

WHEREAS, it is necessary and in the best interest of the citizens of the City to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal project to be completed in accordance with the Plan (as now or hereafter amended) in order: to encourage private development in the Project Area; to prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their common tax base; to encourage private investment in the area and to further the public

purposes of the Agency.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO:

SECTION 1. That it is hereby found and determined that:

- (a) The Project Area, as defined in Resolution No. 88-98, continues to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act;
- (b) The rehabilitation, conservation, and redevelopment of the Project Area pursuant to the Plan is necessary in the interest of the public health, safety, and welfare of the residents of the Project Area and City of Caldwell; and,
- (c) There continues to be a need for the Agency to function in the Project Area and the City of Caldwell.

SECTION 2. That there is not expected to be any displacement of persons or families within the Project Area.

SECTION 3. That the said Plan conforms to the Comprehensive Plan of the City of Caldwell, Idaho.

SECTION 4. That the said Plan gives due consideration to the provision of adequate open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

SECTION 5. That said Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

SECTION 6. That the City Council finds that the Project Area and Revenue

Allocation Area do not consist of predominately open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses. Provided, however, that the City Council does find that if portions of the Project Area and Revenue Allocation Area are deemed "open land" the criteria set forth in the Act and Title 50, Chapter 20, Idaho Code, as amended, have been met, and that the City Council finds that there is a shortage of housing of sound standards and design which is decent, safe and sanitary existing in the Project Area and the City and that one of the Plan objectives, to increase the residential opportunity to include affordable housing, does meet the sound needs of the City for housing and will provide housing opportunity in an area that does not now contain such opportunity, and that the portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, in accordance with the Act and the objectives of the Comprehensive Plan to overcome economic disuse, outmoded street patterns, the need for improved traffic patterns and the need for improved infrastructure and facilities in the area.

SECTION 7. That the Plan, a copy of which is attached hereto and marked as Exhibit "G" and made a part hereof by attachment, be and the same hereby is approved.

SECTION 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Canyon

County, and to the appropriate officials of Caldwell School District No. 132, Vallivue School District No. 139, Caldwell Rural Fire District, the Canyon County Pest Control District, Notus-Parma Highway District No. 2, Canyon County Ambulance District, Caldwell Highway District No. 4, and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 9. The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Plan includes that portion of the Project Area, the equalized assessed valuation of which the Council hereby determines in and as part of the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 10. No direct or collateral action attacking the Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

SECTION 11. That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the Full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same hereby is, dispensed with, and accordingly, this Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to January 1, 1998, to the extent permitted by Title 50, Chapter 29, Idaho Code, as amended.

SECTION 12. The provisions of this Ordinance are severable and if any

provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13. That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL

December 21, 1998

SIGNED BY THE MAYOR

December 21, 1998

*Grant L. Daniels*

MAYOR

ATTEST:

*Betty Jokalen*  
CITY CLERK

PUBLISH: Dec 30, 1998, December \_\_\_ (by Summary)

SUMMARY OF ORDINANCE NO. 2260  
ORDINANCES OF THE  
CITY OF CALDWELL  
NOTICE OF ADOPTION OF  
ORDINANCE NO. 2260 REGARDING  
AN URBAN RENEWAL PLAN  
SUMMARY

This Ordinance provides for the establishment of the Caldwell East Urban Renewal Plan. The Ordinance includes by reference the following Exhibits: Resolution No. 89-98, which established the Urban Renewal Agency; Resolution No. 88-98, which established the Caldwell East Urban Renewal (Project) Area; the Planning and Zoning Commission's Comprehensive Plan Analysis, dated November 12, 1998, which confirms compliance with the Comprehensive Plan; and, copies of legal notifications. In summary, the Ordinance sets forth language that the Project Area continues to be deteriorated or a deteriorating area; that the rehabilitation and redevelopment of the Project Area is in the best interest of the public health, safety, and welfare of the residents of the Area and the citizens of Caldwell; that there continues to be a need for the Urban Renewal Agency to function in the Project Area; that it is not expected for there to be any displacement of persons or families; that there is adequate open space, park and recreation areas and facilities; that maximum opportunity is afforded for rehabilitation or redevelopment by private enterprise; that the Project Area does not consist of predominately open land; that the Agency does not intend to acquire any open land on a widespread basis; that redevelopment will include both residential and non-residential uses; and that revenue allocation financing will assist in funding the urban renewal project. Ordinance No. 2260 provides an effective date, which shall be when published in the Idaho Press Tribune on the 30th day of December, 1998.

Ordinance No. 2260 was passed by the Council and approved by the Mayor on the 21st day of December, 1998. The full text of the Ordinance is available at Caldwell City Hall, 621 Cleveland Boulevard, Caldwell, Idaho.

The Mayor and City Council approve the foregoing summary for publication pursuant to Idaho Code 50-901A this 23<sup>rd</sup> day of December, 1998.

Garret Nancolas  
Mayor

ATTEST: -

Betty Jo Keller, City Clerk

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2260 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 23<sup>rd</sup> day of December, 1998.

Mark Hilty  
Attorney for City of Caldwell

INSTRUMENT NO. 9906195

STATE OF IDAHO)

)  
County of Canyon )

I, BETTY JO KELLER, do hereby certify that I am the duly qualified and acting City Clerk of the City of Caldwell, Canyon County, Idaho.

I further certify that the attached constitutes a true and correct copy of Ordinance No. 2260 passed by the City Council of the City of Caldwell on December 21, 1998, as said document is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said City this 17th day of February, 1999.

Betty Jo Keller  
City Clerk



STATE OF IDAHO)

)  
County of Canyon )

On this 17th day of February, 1999, before me, the undersigned, a Notary public in and for said State, personally appeared Betty Jo Keller, personally known to me to the person whose name is subscribed to the attached document and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year written above.

Magdalena Ruano  
NOTARY PUBLIC FOR IDAHO  
Residing at Caldwell, Idaho  
Commission expires: 5-23-00

