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CANYON CNTY RECORDER
BY G. NOEL HALES
[Signature]

BILL NO. 27

ORDINANCE NO. 2480

REQUEST CALDWELL CITY OF
TYPE Ordinance Fee

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO APPROVING 2003 AMENDMENTS TO THE URBAN RENEWAL PLAN, WORKABLE PROGRAM AND IMPLEMENTATION PLAN FOR THE CALDWELL EAST URBAN RENEWAL PROJECT; 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 AMENDMENTS 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 (hereafter the "City Council"); and

WHEREAS, on December 21, 1998 the City Council passed Ordinance No. 2260 approving an urban renewal plan for the Agency which plan contained a workable program/implementation plan setting forth revenue allocation financing provisions (hereafter 1998 Plan); and

WHEREAS, pursuant to Idaho Code Sections 50-2008(e) and 50-2904 the 1998 Plan and its revenue allocation financing provisions may be modified at any time; and

WHEREAS, on September 2, 2003, the Agency met and considered the 2003 AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE CALDWELL EAST URBAN RENEWAL PROJECT INCLUDING WORKABLE PROGRAM/IMPLEMENTATION PLAN (hereafter, the "2003 AMENDMENTS") and by unanimous vote adopted its Resolution No. 03-#2, recommending to City Council the adoption of the 2003 AMENDMENTS. The 2003 AMENDMENTS are attached hereto and incorporated herein by this reference as Exhibit "A" and Resolution No. 03-#2 is attached hereto and incorporated herein by this reference as Exhibit "B"; and

WHEREAS, on September 10, 2003, the Caldwell Planning and Zoning Commission reviewed the 2003 AMENDMENTS and by its Resolution No. PZ-03-01 has approved the 2003 AMENDMENTS as being in conformity with the City's Comprehensive Plan. Resolution No. PZ-03-01 is attached hereto and incorporated herein by this reference as Exhibit "C"; and

WHEREAS, on September 29, 2003, the City Council by Resolution No. 91-03 determined certain property, in addition to the project area described in the 1998 Plan, to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project in connection with the Caldwell East Urban Renewal

Area. Resolution No. 91-03 is attached hereto and incorporated herein by this reference as Exhibit "D"; and

WHEREAS, on August 28, 2003, the Notice of Public Hearing was published in the Idaho Press-Tribune, the official newspaper for public records in the City, and also was sent to governing bodies of the City of Caldwell, Canyon County, Caldwell School District No. 132, Caldwell Rural Fire District, Canyon County Pest Control District, Canyon County Ambulance District, and the Canyon Highway District No. 4, setting the date for a public hearing to be held on Monday, September 29, 2003, at 12:00 o'clock, noon, for consideration of the adoption of the 2003 AMENDMENTS. Exhibit "E", the Affidavit of Publication, and Exhibit "F", the Affidavit of Mailing, are attached hereto and incorporated herein by this reference; and

WHEREAS, on September 29, 2003, at 12:00 o'clock, noon, the Caldwell City Council held a public hearing on consideration of the adoption of the 2003 AMENDMENTS; and

WHEREAS, as required by applicable law, the 2003 AMENDMENTS contain the following information which was made available to the general public and all taxing districts with taxing authority in the area identified in Attachment Nos. 1 and 2 to the 2003 AMENDMENTS (hereafter the "Project Area") at least thirty days prior to the September 29, 2003, 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; and

WHEREAS, appropriate notice of the 2003 AMENDMENTS 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 Caldwell to adopt the 2003 AMENDMENTS 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, including the expanded area added by the 2003 AMENDMENTS, as defined in City Council Resolution No. 91-03, continues to be deteriorated or a deteriorating area as defined in the Act and qualifies as a eligible urban renewal area under the Act;
- (b) The rehabilitation, conservation, and redevelopment of the Project Area pursuant to the 1998 Plan and 2003 AMENDMENTS is necessary and 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 2003 AMENDMENTS conform to the Comprehensive Plan of the City of Caldwell, Idaho.

SECTION 4. That the said 2003 AMENDMENTS give 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.

SECTION 5. That the 2003 AMENDMENTS afford 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 no 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 1998 Plan and 2003 AMENDMENTS' 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 property 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 2003 AMENDMENTS, a copy of which is attached hereto and marked as Exhibit "A" 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, Caldwell Rural Fire District No. 2, Canyon County Ambulance District, Canyon Highway District No. 4, Canyon County Pest Control District 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 1998 Plan and 2003 AMENDMENTS includes that portion of the Project Area, the equalized assessed valuation of which the Council hereby determines in and as part of the 1998 Plan and 2003 AMENDMENTS is likely to increase as a result of the initiation and completion of urban renewal projects.

SECTION 10 No direct or collateral action attacking the 2003 AMENDMENTS 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.

SECTION 11 That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full City 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, 2003, to the extent permitted by Title 50, Chapter 29, Idaho Code, as amended.

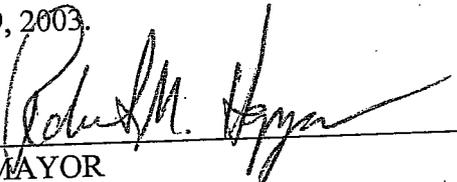
SECTION 12. The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid

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.~~

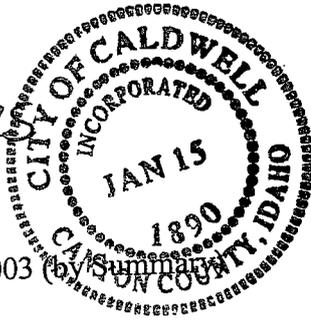
PASSED BY THE CITY COUNCIL SEPTEMBER 29, 2003.

SIGNED BY THE MAYOR SEPTEMBER 29, 2003.


ACTING MAYOR
COUNCIL PRESIDENT

ATTEST:


CITY CLERK



PUBLISH: October 3, 2003 (by Summary)

2003 AMENDMENT TO THE URBAN RENEWAL PLAN

FOR THE

CALDWELL EAST URBAN RENEWAL PROJECT

INCLUDING

WORKABLE PROGRAM/IMPLEMENTATION PLAN

URBAN RENEWAL AGENCY

OF

THE CITY OF CALDWELL, IDAHO

September 29, 2003

EXHIBIT

A

2003 AMENDMENTS

Section 100 INTRODUCTION

These 2003 Amendments add a project to the scope of the original Urban Renewal Plan for the Caldwell East Urban Renewal Project and Caldwell East Workable Program/Implementation Plan adopted by the Caldwell City Council pursuant to Ordinance No. 2260 (1998 Plan). The project has been commonly referred to as the day-lighting and revitalization of Indian Creek between 5th Avenue and 10th Avenue in downtown Caldwell. This project strikes the heart of urban renewal in several respects. It will eliminate dangerous conditions existing in connection with very old, dilapidated buildings that have been constructed over the creek, clean and purify the waters of Indian Creek, provide a place of recreation and pedestrian travel and beautify downtown Caldwell making it more attractive aesthetically and for commercial reinvestment.

The Amendments also add some detail to the 1998 Plan provisions dealing with recreational, park and swimming facilities.

These 2003 Amendments also expand the revenue allocation area so that revenue allocation funding can be used to facilitate financing of the project.

Section 200 AMENDMENTS TO THE URBAN RENEWAL PLAN (part of the 1998 Plan)

The Urban Renewal Plan for the Caldwell East Urban Renewal Project, approved by the Caldwell City Council pursuant to Ordinance 2260 on December 21, 1998, as previously amended by Caldwell City Council Resolution 92-02 on December 23, 2002, is hereby further amended as follows:

200.1: The second paragraph of Section 302 regarding Urban Renewal Plan objectives is modified by adding the following area to the general description of the Project Area:

That portion of downtown Caldwell bounded by 3rd Avenue on the northwest, 10th Avenue on the southeast, the Union Pacific Railroad right-of-way on the northeast and Dearborn on the southwest, together with that portion of property in south Caldwell bounded approximately by Ustick Road on the south, South Florida on the west, the High Line Canal on the north and northeast, and Illinois Avenue on the east.

Section 300 AMENDMENTS TO THE CALDWELL EAST WORKABLE PROGRAM/IMPLEMENTATION PLAN (part of the 1998 Plan)

The Caldwell East Workable Program/Implementation Plan portions of the Urban Renewal Plan for the Caldwell East Urban Renewal Project, approved by the Caldwell City Council pursuant to Ordinance 2260 on December 21, 1998, as previously amended by Caldwell City Council Resolution 92-02 on December 23, 2002, is hereby further amended as follows:

300.1: Section "I. PLAN GOALS" of the Caldwell East Workable Program/Implementation Plan shall be modified to add the following goals to existing goals a. through j.:

- j. Facilitate the establishment of a recreation center for the Caldwell public.
- k. Install, construct and/or reconstruct parks, playgrounds, ball fields, open space, and other public facilities in conjunction with said recreation center.

300.2: Section "II. PROJECT AREA" of the Caldwell East Workable Program/Implementation Plan is hereby amended as follows: The reference to "Map I" in this Section is amended to read "Attachments 1 and 2."

300.3: Section "III. ANALYSIS OF NEED" of the Caldwell East Workable Program/Implementation Plan at the subheading entitled PARKS AND RECREATION shall be modified to include the following paragraphs:

Indian Creek is a natural stream that flows through the downtown core area of Caldwell. Between 3rd Avenue South and 10th Avenue South its course is largely buried or covered over by buildings and streets. Opening of the stream channel, or "day-lighting" Indian Creek, will have several positive effects in the spirit of urban renewal. Old and dilapidated buildings would be removed, eliminating the risk that they will eventually fall into the stream causing potentially catastrophic flooding in downtown Caldwell. In fact, in January of 2001 improvements located at 914 Arthur failed structurally and fell into the creek. The City was required to remove creek obstructions and dismantle a portion of the building on an emergency basis in order to mitigate damage and prevent further danger. This was done at substantial taxpayer expense that has not yet been recovered. Perhaps equally important is the beautification and revitalization of the downtown area. Studies show reinvestment will almost certainly follow beautification, pedestrian pathways, plazas, pocket parks and renovation the project will create. In addition

to "day-lighting" the stream, the project will include greenbelt development, pedestrian pathways, and recreational open space.

Construction of the new Caldwell Family YMCA near the intersection of Ustick and South Indiana is scheduled for the near future, provided that sufficient funding can be obtained to finance construction. The facility is planned to include basketball courts, a running track, a weight room, fitness centers and a climbing wall. The most significant feature of the Caldwell Family YMCA is its planned aquatic center. Studies and surveys have shown that aquatic facilities are the number one priority for Caldwell area residents. The planned Caldwell Family YMCA fills a need in the Project Area and reallocation area that is not currently met by any other facility in Caldwell.

300.4: Section "IV. PROPOSED WORKABLE PROGRAMS/IMPLEMENTATION PLAN" of the Caldwell East Workable Program/Implementation Plan at the second paragraph under the subsection entitled FUNDING AND SCHEDULE refers to "Tables 1 and 2." That reference is deleted and modified to read "Attachment 5."

300.5: Section "IV. PROPOSED WORKABLE PROGRAMS/IMPLEMENTATION PLAN" of the Caldwell East Workable Program/Implementation Plan at the subsection entitled BEAUTIFICATION shall be modified to include the following language:

Indian Creek Day-Lighting. As noted elsewhere, the Indian Creek day-lighting project will be the showpiece of downtown Caldwell. Planning, implementation and property acquisition are required in order to make the project a reality. Portions of the project will include the acquisition of property, the destruction and removal of buildings, the potential rerouting of the streambed and/or downtown streets, the installation of landscaping, pathways, bridges, and lighting. Revenue allocation funding, together with City funding, donations, grants and other potential funding sources could be used to implement the project.

300.6: Section "IV. PROPOSED WORKABLE PROGRAMS/IMPLEMENTATION PLAN" of the Caldwell East Workable Program/Implementation Plan at the subsection entitled PARKS AND RECREATION that shall be modified to include the following language:

Caldwell Family YMCA. The Project Area does not include any substantial public recreation facility. There is an acute expressed need by the citizens of the Caldwell area for a recreation center and in particular an aquatic center. Construction of the Caldwell Family YMCA will fulfill both of these needs. The proposed site includes substantial open areas for ball fields, pathways, parks, and

landscaped open space. Revenue allocation funding could assist with development of the Caldwell Family YMCA.

~~300.7:~~ A new Section V, entitled "V. TERMINATION" is added to the Caldwell East Workable Program/Implementation Plan as follows:

V. TERMINATION

This Caldwell East Workable Program/Implementation Plan shall terminate with the termination of the Urban Renewal Plan for the Caldwell East Urban Renewal Project as outlined in Section 800 of that document, as amended. In determining this termination date, it is recognized that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provisions of this plan.

Section 400 ATTACHMENTS

The Urban Renewal Plan for the Caldwell East Urban Renewal Project and the Caldwell East Workable Program/Implementation Plan approved by the Caldwell City Council pursuant to Ordinance 2260 on December 21, 1998, as previously amended by Caldwell City Council Resolution 92-02 on December 23, 2002, share several joint "Attachments" relevant to both documents. Those attachments are hereby supplemented as follows:

400.1: Attachment No. 1 is supplemented with Attachment No. 1 affixed hereto and incorporated herein by this reference as if set forth in full.

400.2: Attachment No. 2 is supplemented with Attachment No. 2 affixed hereto and incorporated herein by this reference as if set forth in full.

400.3: Attachment No. 3 is supplemented with Attachment No. 3 affixed hereto and incorporated herein by this reference as if set forth in full.

400.4: Attachment No. 4 is supplemented with Attachment No. 4 affixed hereto and incorporated herein by this reference as if set forth in full.

400.5: Attachment Nos. 5, 5A, 5B, and 5C are supplemented with Attachment Nos. 5, 5A, 5B, and 5C affixed hereto and incorporated herein by this reference as if set forth in full.

ATTACHMENT NO. 1

DESCRIPTION FOR
CITY OF CALDWELL
ADDITION TO
CALDWELL EAST URBAN RENEWAL AREA

IN SECTION 21, 22 AND 27, T.4N., R.3W., B.M., CANYON COUNTY, IDAHO

That portion of the Original Townsite to the City of Caldwell and Strahorn Addition as shown on the revised map of Caldwell on file in the office of the Canyon County Recorder in Book 1 of Plats at Page 20 bounded as follows:

on the Northwest by the Northwesterly right of way line of South Fifth Avenue (formerly Third Avenue West);

on the Northeast by the Southwesterly right of way line of the Oregon Short Line Railroad;

on the Southeast by the Northwesterly right of way line of South Tenth Avenue (formerly Second Avenue East);

and on the Southwest by the Southwesterly right of way line of Dearborn Street (formerly Fourth Street South).

IN SECTION 34, T.4N., R.3W., B.M., CANYON COUNTY, IDAHO

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, of Section 34, T.4N., R.3W., B.M., Canyon County, Idaho.

IN SECTION 35, T.4N., R.3W., CANYON COUNTY, IDAHO

The W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 35, T.4N., R.3W., B.M., Canyon County, Idaho.

AND ALSO:

That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 35, T.4N., R.3W., B.M., Canyon County, Idaho, lying Southwesterly of and adjoining the centerline of the Caldwell Lowline Canal.

AND ALSO:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 35, T.4N., R.3W., Canyon County, Idaho;

EXCEPTING THEREFROM (Parcel R27443 and Parcel R27444) Commencing at the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 35, T.4N., R.3W., B.M., said point being the TRUE POINT OF BEGINNING;

thence South $0^{\circ}07'30''$ East, 480 feet along the East line of the said SE $\frac{1}{4}$ SW $\frac{1}{4}$;

thence South $89^{\circ}52'30''$ West, 90 feet;

thence North $28^{\circ}47'30''$ West, 544 feet to a point on the North line of the said SE $\frac{1}{4}$ SW $\frac{1}{4}$;

thence North $89^{\circ}26'$ East, 350.8 feet along said North line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Point of Beginning.

(The above except being a portion of Lots 1 and 2, Block 2, Upland Park Addition as shown on the official plat thereof on file in the office of the Canyon County Recorder in Book 2 of Plats at Page 28.)

Attachment No. 3
Property Which May be Acquired by Agency

1. That area generally bounded by Union Pacific Railroad right-of-way on the southwest, the Boise River on the northwest, Plymouth St., N. Illinois. and I-84 on the northeast and N. 14th on the southeast, Caldwell, Canyon County, Idaho.

2. That area within the project area generally bounded by Franklin Road (Highway 20-26) on the south, Canyon Hill on the west, Lincoln St. on the north and KCID Rd. on the east, Caldwell, Canyon County, Idaho and Canyon County, Idaho.

3. Portions of properties located throughout the project area as needed for street widening or utility construction.

4. Properties or portions of properties located in the vicinity of Indian Creek or its anticipated route after day-lighting in downtown Caldwell between 5th Avenue and 10th Avenue.

Attachment No. 4

MAP DEPICTING EXPECTED LAND USES AND CURRENT
ZONING WITHIN REVENUE ALLOCATION AREA
AND PROJECT AREA

Maps include:

1. City of Caldwell Zoning Map as amended and updated from time to time.
2. Canyon County Zoning Map as amended and updated from time to time.
3. City of Caldwell Comprehensive Plan Map as amended and updated from time to time.

Attachment 5
Urban Renewal Amendment 2003
Proposed Public Improvements: Costs & Revenues Urban Renewal Amendment 2003

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Beginning Balance	0	0	68	343	1,233	3,221	212	6,517	6,254	7,064	6,760	103,745
and Sources:												
Revenue Allocations		8,886	35,545	115,523	257,705	391,000	577,614	622,046	639,819	648,705	657,592	3,954,436
Bank Loan (original Plan)	700,000	250,191	223,738	144,377	3,292							1,321,598
Bank Loans	2,000,000											2,000,000
Grantee Funds		500,000										500,000
Grants		4,700,000										4,700,000
Net Proceeds												0
Other Sources												0
Total Fund Sources	2,700,000	5,459,077	259,283	259,900	260,997	391,000	577,614	622,046	639,819	648,705	657,592	12,476,034
Total Funds Available	2,700,000	5,459,077	259,352	260,242	262,230	394,221	577,827	628,564	646,073	655,769	664,352	12,476,034
and Uses:												
Property Purchases	2,500,000											
Relocation Costs	200,000											
Building Demolition		300,000										
Leak Channel Construction		4,400,000										
Water		100,000										100,000
Power		100,000										100,000
Streets		100,000										100,000
Edges		100,000										100,000
Storm Drainage		100,000										100,000
Bank Loan Payments						135,000	312,300	113,300				560,600
GR Loan Payments								250,000	380,000	390,000	301,598	1,321,598
Bank Loan Payments		259,009	259,009	259,009	259,009	259,009	259,009	259,009	259,009	259,009	259,009	2,590,091
Total Fund Uses	2,700,000	5,459,009	259,009	259,009	259,009	394,009	571,309	622,309	639,009	649,009	560,607	12,372,289
Ending Fund Balance	0	68	343	1,233	3,221	212	6,517	6,254	7,064	6,760	103,745	103,745

Attachment 5A
 Estimated Net Taxable Value of New Private Development
 in Caldwell East Amendment 2003 Area
 (millions of dollars)

a. Total within Caldwell School District

Year	Commercial Industrial	Residential	Year Total	Cummulative Total
2003	-	-	-	-
2004	500,000	-	500,000	500,000
2005	1,000,000	500,000	1,500,000	2,000,000
2006	4,000,000	500,000	4,500,000	6,500,000
2007	6,500,000	1,500,000	8,000,000	14,500,000
2008	6,000,000	1,500,000	7,500,000	22,000,000
2009	9,500,000	1,000,000	10,500,000	32,500,000
2010	2,000,000	500,000	2,500,000	35,000,000
2011	1,000,000	-	1,000,000	36,000,000
2012	500,000	-	500,000	36,500,000
2013	500,000	-	500,000	37,000,000
Totals	31,500,000	5,500,000	37,000,000	

b. Value within CSD 132 in Tac Code Area 001-00

Year	Commercial Industrial	Residential	Year Total	Cummulative Total
2003	-	-	-	-
2004	500,000	-	500,000	500,000
2005	1,000,000	500,000	1,500,000	2,000,000
2006	2,000,000	500,000	2,500,000	4,500,000
2007	4,500,000	1,500,000	6,000,000	10,500,000
2008	2,000,000	1,500,000	3,500,000	14,000,000
2009	4,500,000	1,000,000	5,500,000	19,500,000
2010	4,500,000	500,000	2,500,000	22,000,000
2011	2,000,000	-	1,000,000	23,000,000
2012	1,000,000	-	500,000	23,500,000
2013	500,000	-	500,000	24,000,000
Totals	18,500,000	5,500,000	24,000,000	

c. Value within CSD 132 in Tac Code Area 017-00

Year	Commercial Industrial	Residential	Year Total	Cummulative Total
2003	-	-	-	-
2004	-	-	-	-
2005	-	-	-	-
2006	2,000,000	-	2,000,000	2,000,000
2007	2,000,000	-	2,000,000	4,000,000
2008	4,000,000	-	4,000,000	8,000,000
2009	5,000,000	-	5,000,000	13,000,000
2010	-	-	-	13,000,000
2011	-	-	-	13,000,000
2012	-	-	-	13,000,000
2013	-	-	-	13,000,000
Totals	13,000,000	-	13,000,000	

Attachment 5B
 Urban Renewal Amendment 2003
 Estimated Annual Revenue Allocations

a. Tax code area 001-00 after annexation of new development from tax code area 017-00

Year Assessed	Year Taxes Collected	Estimated Valuation	Tax Levy Rate	Gross Revenue	School Payment	Agency Net Revenue
2003	2004	\$ -	2.22159%	\$ -	\$ -	\$ -
2004	2005	\$ 500,000	2.22159%	\$ 11,108	\$ 2,222	\$ 8,886
2005	2006	\$ 2,000,000	2.22159%	\$ 44,432	\$ 8,886	\$ 35,545
2006	2007	\$ 6,500,000	2.22159%	\$ 144,404	\$ 28,881	\$ 115,523
2007	2008	\$ 14,500,000	2.22159%	\$ 322,131	\$ 64,426	\$ 257,705
2008	2009	\$ 22,000,000	2.22159%	\$ 488,751	\$ 97,750	\$ 391,000
2009	2010	\$ 32,500,000	2.22159%	\$ 722,018	\$ 144,404	\$ 577,614
2010	2011	\$ 35,000,000	2.22159%	\$ 777,558	\$ 155,512	\$ 622,046
2011	2012	\$ 36,000,000	2.22159%	\$ 799,774	\$ 159,955	\$ 639,819
2012	2013	\$ 36,500,000	2.22159%	\$ 810,882	\$ 162,176	\$ 648,705
2013	2014	\$ 37,000,000	2.22159%	\$ 821,990	\$ 164,398	\$ 657,592
Totals				\$ 4,943,045	\$ 988,609	\$ 3,954,436

RESOLUTION NO. 03 # 2

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO RECOMMENDING AND ADOPTING AMENDMENTS TO THE URBAN RENEWAL PLAN, WORKABLE PROGRAM AND IMPLEMENTATION PLAN, WHICH AMENDMENTS INCLUDE NEW PROJECTS AND AN EXPANSION OF THE REVENUE ALLOCATION AREA AND 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 Agency 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 Section 50-2018(h)(I) 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 findings regarding the characteristics of the area, making the necessary findings required by Idaho Code Section 50-2008(a) and authorizing the Mayor to appoint five Commissioner 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 was prepared the Caldwell East Urban Renewal Plan for the Caldwell East Urban Renewal Area (the "Plan") which contains revenue allocation financing provisions; and

WHEREAS, the City Council adopted and approved the Plan in accord with the Law and the Act by Ordinance No. 2260 on December 21, 1998; and

WHEREAS, under the Law and Act, at Idaho Code Sections 50-2008(e) and 50-2904 the Plan and its revenue allocation financing provisions may be modified at any time; and

WHEREAS, the 2003 AMENDMENT TO THE URBAN RENEWAL PLAN for the CALDWELL EAST URBAN RENEWAL PROJECT including WORKABLE PROGRAM/IMPLEMENTATION PLAN (hereinafter "2003 AMENDMENTS") attached

EXHIBIT B

hereto as Exhibit "A" and incorporated herein by this reference has been prepared to update the ongoing purposes of the Agency and it is necessary, and in the best interest of the citizens of the City of Caldwell, Idaho, for the Agency to recommend approval of the 2003 AMENDMENTS;

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 the amended Attachments 1 and 2 of Exhibit "A" is likely to increase as a result of initiation of urban renewal projects in accordance with the Plan as amended;

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 2003 AMENDMENTS.

Section 2: That the Agency recommends that the 2003 AMENDMENTS 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.

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 2003 AMENDMENTS for approval by the adoption of the revenue allocation financing provisions by the City Council and submittal of the 2003 AMENDMENTS 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 2ND day of September, 2003.

Gregory W. Wate
CHAIRMAN

ATTEST:

[Signature]
SECRETARY

NOTE:

Exhibits specific to this document are set forth elsewhere in Ordinance No. 2480 to which this document is appended and are not attached to avoid duplication of exhibits. The original of this document contains the referenced Exhibits.

RESOLUTION NO. PZ-03-01

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF CALDWELL, IDAHO PROVIDING A REVIEW AND COMPREHENSIVE PLAN ANALYSIS OF THE PROPOSED 2003 AMENDMENTS TO THE URBAN RENEWAL PLAN, WORKABLE PROGRAM AND IMPLEMENTATION PLAN, WHICH AMENDMENTS INCLUDE A NEW PROJECT AND AN EXPANSION OF THE REVENUE ALLOCATION AREA AND FINANCING PROVISIONS; MAKING A WRITTEN RECOMMEDATION TO THE CITY COUNCIL; AUTHORIZING THE CHAIRMAN OF THE COMMISSION TO TAKE APPROPRIATE ACTION; AND PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

THIS RESOLUTION, concerning the proposed 2003 Amendments hereinafter described, is made pursuant to *Idaho Code* § 50-2008(b) on the date hereinafter set forth by the Caldwell Planning and Zoning Commission.

WHEREAS, there was prepared the Caldwell East Urban Renewal Plan for the Caldwell East Urban Renewal Area including Workable Program/Implementation Plan (the "Plan") which contains revenue allocation financing provisions; and

WHEREAS, the City Council adopted and approved the Plan in accord with the Chapters 20 and 29, Title 50 *Idaho Code* by Ordinance No. 2260 on December 21, 1998; and

WHEREAS, pursuant to *Idaho Code* §§ 50-2008(e) and 50-2904 the Plan and its revenue allocation financing provisions may be modified at any time; and

WHEREAS, the 2003 AMENDMENT TO THE URBAN RENEWAL PLAN for the CALDWELL EAST URBAN RENEWAL PROJECT including WORKABLE PROGRAM/IMPLEMENTATION PLAN (hereinafter "2003 Amendment") attached hereto as Exhibit "A" and incorporated herein by this reference has been prepared for consideration pursuant to Chapters 20 and 29, Title 50 *Idaho Code*; and

WHEREAS, pursuant to *Idaho Code* § 50-2008(b) part of said consideration is a review and recommendation by the Caldwell Planning and Zoning Commission as to the 2003 Amendment's conformity with the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CALDWELL PLANNING AND ZONING COMMISSION:

Section 1: That the Commission finds the 2003 Amendment consistent with the Caldwell Comprehensive Plan in general and with the following provisions in particular:

- a. **General Goals.** Policy Nos. 1, 4, 5 and 6.

EXHIBIT

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b. **Property Rights Component.**

~~c. **School Facilities and Transportation Component.** Policy Nos. 1 and 2.~~

d. **Economic Development Component.** Policy No. 1.

e. **Natural Resources Component.** Policy Nos. 2 and 3.

f. **Transportation Component.** Policy No. 6.

g. **Recreation Component.** Policy Nos. 1, 2 and 4.

h. **Community Design Component.** Policy No. 1.

Section 2: The Commission recommends that the 2003 AMENDMENTS be adopted by the Caldwell City Council.

Section 3: This Resolution constitutes the necessary action of the Commission under *Idaho Code* § 50-2008(b).

Section 4: The Chairman is hereby authorized and directed to take all steps necessary and convenient to submit this review and written recommendation regarding the 2003 AMENDMENTS to the Caldwell City Council.

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

ADOPTED AND APPROVED THIS 10th day of September, 2003.


CHAIRMAN

NOTE:

Exhibits specific to this document are set forth elsewhere in Ordinance No. 2480 to which this document is appended and are not attached to avoid duplication of exhibits. The original of this document contains the referenced Exhibits.

RESOLUTION NO. 91-03

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, by Caldwell City Council Resolution 88-98 passed on October 19, 1998, the City Council declared certain areas deteriorated, deteriorating or a combination thereof and designated such areas as appropriate for an urban renewal project; and

WHEREAS, additional areas which are described below, including those areas described in Resolution 88-98, contain 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; and

WHEREAS, The area described below also contains land which is predominately 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 all of the colored area shown on the map, which is attached hereto as Exhibit "A" and incorporated herein by reference, specifically including without limitation the area legally described in Exhibit "B" attached hereto and incorporated herein by reference, is determined to be a deteriorated area or a deteriorating area, or a combination thereof.

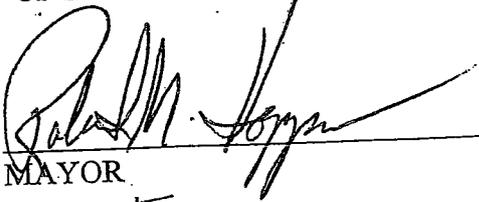
EXHIBIT

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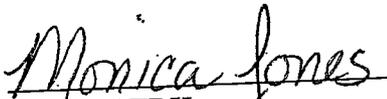
Section 2. That the area described above is designated as appropriate for an urban renewal project in connection with the existing Caldwell East Urban Renewal Area.

PASSED BY THE CITY COUNCIL THE 29TH DAY OF SEPTEMBER, 2003.

SIGNED BY THE MAYOR THE 29TH DAY OF SEPTEMBER, 2003.


ACTING MAYOR
COUNCIL PRESIDENT

ATTEST:


CITY CLERK

NOTE:

Exhibits specific to this document are set forth elsewhere in Ordinance No. 2480 to which this document is appended and are not attached to avoid duplication of exhibits. The original of this document contains the referenced Exhibits.

AFFIDAVIT OF MAILING

STATE OF IDAHO)
)ss.
County of Canyon)

MARIANNE JOHNSTON, after being first duly sworn, deposes and states:

I hereby certify that on the 28th day of August, 2003, a certified copy of the 2003 Amendment to the Urban Renewal Plan was mailed by certified class mail, return receipt requested, postage prepaid thereon to the following:

Canyon County
1115 Albany Street
Caldwell, Idaho 83605

Caldwell School District #132
1101 Cleveland Blvd.
Caldwell, Idaho 83605

Canyon County Ambulance
1222 N. Midland Blvd
Nampa, Idaho 83651

Canyon County Highway District #4
15435 Hwy 44
Caldwell, Idaho 83607

City of Caldwell
P.O. Box 1177
Caldwell, Idaho 83607

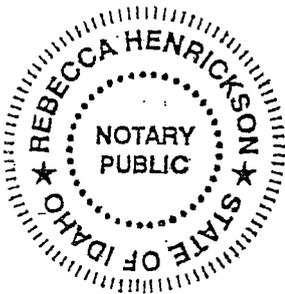
Caldwell Rural Fire District
310 S. 7th Avenue
Caldwell, Idaho 83605

EXHIBIT F

Pest Control District
15435 Hwy 44
Caldwell, Idaho 83607

Marianne Johnston
MARIANNE JOHNSTON

SUBSCRIBED AND SWORN to before me this 29th day of September, 2003.



*SEAL

Rebecca Henriksen
NOTARY PUBLIC FOR IDAHO
Residing at: Nampa, Idaho
My Commission Expires: 08-15-07

AFFIDAVIT OF MAILING

STATE OF IDAHO)
)ss.
County of Canyon)

MONICA JONES, after being first duly sworn, deposes and states:

I hereby certify that on the 7th of October, a certified copy of Ordinance No. 2480, Caldwell City Council Resolution No. 91-03, and the Planning and Zoning Ordinance No. PZ-03-01 was mailed by certified class mail, return receipt requested, postage prepaid thereon to the following:

Canyon County Auditor
1115 Albany Street
Caldwell, Idaho 83605

Canyon County Tax Assessor
1115 Albany Street
Caldwell, Idaho 83605

Canyon County
1115 Albany Street
Caldwell, Idaho 83605

Caldwell School District #132
1101 Cleveland Blvd.
Caldwell, Idaho 83605

Canyon County Ambulance
1222 N. Midland Blvd.
Nampa, Idaho 83651

Canyon County Highway District #4
15435 Hwy 44
Caldwell, Idaho 83607

City of Caldwell
P.O. Box 1177
Caldwell, Idaho 83607

Caldwell Rural Fire District
310 S. 7th Avenue
Caldwell, Idaho 83607

Pest Control District
15435 Hwy 44
Caldwell, Idaho 83607

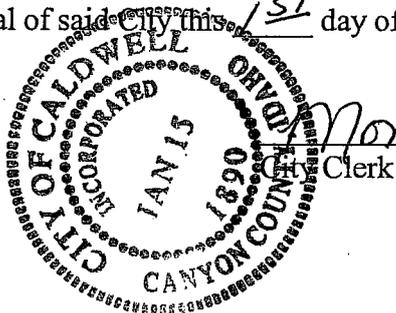
Idaho State Tax Commission
800 Park Blvd.
Boise, Idaho 83712

STATE OF IDAHO)
)
County of Canyon)

I, MONICA JONES, do hereby certify that I am 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. 2480; Bill No. 27 passed by the City Council of the City of Caldwell on September 29, 2003, as said document is officially of record in my possession.

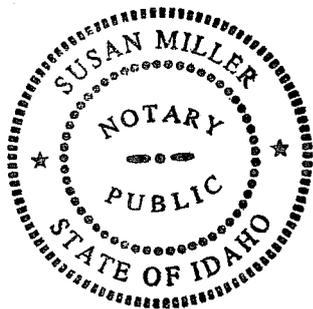
IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said city this 1st day of October, 2003.



STATE OF IDAHO)
)
County of Canyon)

On this 1st day of October, 2003, before me, the undersigned, a Notary Public in and for the State, personally appeared MONICA JONES, personally known to me to be 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 by official seal, the day and year written above.



Susan Miller
NOTARY PUBLIC FOR IDAHO
Residing in Caldwell, Idaho
Commission expires: 12/27/06