

**CALDWELL URBAN RENEWAL AGENCY
Monday, February 13, 2017**

**SPECIAL MEETING
JOINT WORKSHOP
CALDWELL URBAN RENEWAL AGENCY
AND
CALDWELL CITY COUNCIL**

6:00 p.m. – Workshop

Review current design and current estimates for the Indian Creek Plaza including all known or estimated plaza related costs and costs associated with improving 123 7th Avenue known as the "Sweetwater" building, located in downtown Caldwell at Kimball and Arthur Street.

6:45 p.m. – Special Meeting

Consider Resolution approving a Phase One Contract (Preconstruction and bid letting services) for Construction Manager/General Contractor (CMGC) services for the Indian Creek Plaza Project.

**7:00 P.M.
REGULARLY SCHEDULED MEETING**

**ROLL CALL
CONFLICT OF INTEREST DECLARATION
APPROVE AGENDA
SPECIAL PRESENTATIONS
PUBLIC COMMENTS**

CONSENT CALENDAR

- 1) Approve minutes from the Urban Renewal Agency Regularly Scheduled Meeting held on January 9, 2017;
- 2) Approve Resolution accepting of the Corporate Warranty Deed for property known as Cold Steel Properties located at 19212 Goldfinch Way, Caldwell;
- 3) Approve Resolution accepting of the Corporate Warranty Deed and Memorandum of Right of First Refusal and Option for Fresca Mexican Foods, LLC regarding property located in the Sky Ranch Business Park;
- 4) Approve Resolution authorizing the execution of the No Default Certificates for the URA Bonds, Series 2012 (Administrative Building Project);
- 5) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Urban Renewal Agency of Caldwell to the Urban Renewal Agency of the City of Caldwell, Idaho for property known as 217 South Kimball Avenue (R0463800000);
- 6) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Caldwell E Urban Renewal to the Urban Renewal Agency of the City of Caldwell, Idaho for property located at KCID Road (R3432601100);
- 7) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Caldwell E Urban Renewal to the Urban Renewal Agency of the City of Caldwell, Idaho for property located at Skyway Street (R3528710300);
- 8) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Urban Renewal Agency of Caldwell City to Urban Renewal Agency of the City of Caldwell, Idaho for property located at 4009 Challenger Way - Sky Ranch Business Phase 1 (R4189511100);
- 9) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Urban Renewal Agency of Caldwell City to Urban Renewal Agency of the City of Caldwell, Idaho for property located at Skyway Street (R1489515200);
- 10) Approve Resolution authorizing the execution of a Quitclaim Deed thereby correcting the name of Caldwell East Urban Renewal Agency to Urban Renewal Agency of the City of Caldwell, Idaho for property located at 602 Main Street (R0455500000).

OLD BUSINESS

- 1) Economic Development Activity Report from Steve Fultz (January 2017).
- 2) Economic Development Activity Report from Keri Sigman (January 2017).

NEW BUSINESS

- 1) **Public Hearing:** Pursuant to Idaho Code 50-2006(C) for the purpose of receiving public comment regarding the Caldwell Urban Renewal Agency’s Year-end Financial and Activity Report setting forth its assets, liabilities, income and operating expenses as of the end of 2016.
- 2) Discussion concerning Letter of Intent from Elison Financial Group pertaining to property located near Smeed Parkway.
- 3) Consider invoices for payment from the Urban Renewal Agency Treasurer:

| Vendor | Amount | Description |
|-----------------------------------|---------------------|--|
| HMH | 4,500.00 | January Attorney Fees |
| City of Caldwell – Econ. Develop. | 18,000.00 | February Economic Dev. Contributions |
| GGLO | 118,951.38 | Design Services/Indian Creek – Dec 2016 |
| Zions Bank | 1,750.00 | Series 2006A Bond/Annual Trustee fee |
| Zions Bank | 1,750.00 | Series 2008 Bond/Annual Trustee fee |
| Zions Bank | 2,000.00 | Series 2016 Bond/Annual Trustee fee |
| Caldwell Municipal Irr. Dist | 2,271.12 | 2017 Irrigation Assessment |
| Beniton Construction | 75,647.16 | CSD Project Construction |
| Design West | 4,455.80 | CSD Project Design |
| Johnson Thermal Sys. | 12,500.00 | BIG Payment #4 (4 th Qtr: Oct-Dec 2016) |
| TOTAL | \$241,825.46 | |

- 4) Consider ratification of invoices:

| | | |
|-----------------------|---------------------|--|
| Pioneer Title Company | 135,288.08 | Purchase of 123 S.7 th Ave/Parcel#045780000 |
| TOTAL | \$135,288.08 | |

- 5) Treasurer’s Report:
 - a. Approve Monthly Cash Reconciliation Report.
- 6) Attorney’s report.
- 7) Chairman’s report.
- 8) Commissioner reports.
- 9) Motion to adjourn.

Next Urban Renewal Regular Meeting: Monday, March13, 2017 at 7:00 p.m.

Location: Community Room at the Caldwell Police Station at 110 South Fifth. Any person needing special accommodations to participate in the meeting should contact the Secretary to the Urban Renewal Agency at 411 Blaine Street or call #455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell’s website: <http://www.cityofcaldwell.com/page/AgendasT> or <http://www.cityofcaldwell.com/1889447> .
Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 411 Blaine Street o llame al # 455 a 4656 antes de la reunión.